

# FULL ONLINE PROPERTY AUCTION FAIR

- ▶ **Public Auction Via Online Bidding**  
**On Friday, 27 December 2024**  
**Time : 10.00 a.m.**  
**at [WWW.NGCHANMAU.COM](http://WWW.NGCHANMAU.COM)**



## ORGANISED BY :

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

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

Hotline : 03-2162 3333 (Call/Whatsapp)

## NG CHAN MAU & CO

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# PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon the Assignee/Bank under the relevant Facility and Security Documents entered into between the Assignor(s)/ Customer(s) and the Assignee/Bank, it is hereby proclaimed that **BANK SIMPANAN NASIONAL** with the assistance of the undermentioned Auctioneer

## WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING

**On Friday, 27 December 2024, Time : 10.00 a.m.  
at [WWW.NGCHANMAU.COM](http://WWW.NGCHANMAU.COM)**












(Bidder 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. Bidders are advised to log in to the online bidding hyperlink provided below and be on standby before the auction time)

### ALL INTENDING BIDDERS ARE ADVISED TO ADHERE TO THE FOLLOWING, PRIOR TO THE BIDDING AT THE AUCTION SALE :

- a) Read and fully understand all the terms and conditions of sale herein;
- b) Conduct an official search on the individual title/parent title of the subject property at the land office and/or other relevant authorities;
- c) Inspect the subject property;
- d) Verify pertinent particulars of Proclamation of Sale;
- e) Verify the postal address of the subject property with the developer;
- f) Check on the issuance of separate individual title for the subject property with the Developer;
- g) Seek independent legal advice on the terms and conditions of sale herein;
- h) Make necessary enquiries with the relevant authorities and the developer on the restriction-in-interest imposed on the property, and/or the requirement of consent to the sale herein (if any); and
- i) The subject property is sold on "as is where is" basis.
- j) The Assignee/Bank is not responsible in obtaining any consent from the Developer and/or state authorities or any relevant bodies prior or after the auction sale.

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|  |   |  |
|--|---|--|
| <p><b>LOT 1</b> Reserve Price <b>RM 251,100</b></p> <p><b>KUALA LUMPUR</b></p>  <p><b>BUMI LOT</b></p> <p><b>3 Bedroom Apartment</b><br/>1,001 sq. ft.<br/><b>Unit No. A-31-5, Residensi Bayu Andaman, No. 3, Pinggiran Dato' Senu, 51000 Kuala Lumpur.</b><br/>Assignors/Customers :<br/>Khairun Amalina Binti Idris &amp; Ahmad Onny Bin Mohd Yusuf<br/>Solicitor : M/S Frances, Hazlina &amp; Partners<br/>(Tel : 03-2691 4259)</p>            | <p><b>LOT 2</b> Reserve Price <b>RM 180,000</b></p> <p><b>PETALING JAYA</b></p>  <p><b>BUMI LOT</b></p> <p><b>3 Bedroom Low Cost Apartment</b><br/>646 sq. ft.<br/><b>Unit No. G-2-35, Blok G, Apartment Lestari, No. 1, Jalan PJU 10/1B, PJU 10, Damansara Damai, 47830 Petaling Jaya, Selangor.</b><br/>Assignor/Customer : Mahani Binti Daud<br/>Solicitor : M/S Hisham, Fatimah Clio &amp; Co.<br/>(Tel : 03-4149 9469/ 4143 0763)</p>                             | <p><b>LOT 3</b> Reserve Price <b>RM 190,000</b></p> <p><b>PETALING JAYA</b></p>  <p><b>BUMI LOT</b></p> <p><b>Low Cost Apartment</b><br/>650 sq. ft.<br/><b>Unit No. N-1-20, Block N, Jalan PJS 5/18, Taman Desaria Fasa 5B, 46000 Petaling Jaya, Selangor.</b><br/>Assignors : Muhammad Haniff Bin Omar &amp; Hasidah Binti Saad<br/>Customer : Muhammad Haniff Bin Omar<br/>Solicitor : M/S Khamdan &amp; Co<br/>(Tel : 03-33413511)</p>                        |
| <p><b>LOT 4</b> Reserve Price <b>RM 280,000</b></p> <p><b>PETALING JAYA</b></p>  <p><b>BUMI QUOTA</b></p> <p><b>3 Bedroom Apartment</b><br/>775 sq. ft.<br/><b>Unit No. C-7-4, 7th Floor, Blok C, Mentari Court Apartment, Jalan PJS 8/9, Taman Sri Mentari, 46150 Petaling Jaya, Selangor.</b><br/>Assignor/Customer :<br/>Nik Nur Hayati Binti Nik Mahmood<br/>Solicitor : M/S Frances, Hazlina &amp; Partners<br/>(Tel : 03-2691 4259)</p>     | <p><b>LOT 5</b> Reserve Price <b>RM 216,513</b></p> <p><b>SHAH ALAM</b></p>  <p><b>BUMI LOT</b></p> <p><b>3 Bedroom Service Apartment</b><br/>971 sq. ft.<br/><b>Unit No. E-8-2, Pangsapuri Damai, Jalan Tokoh 25/28, Taman Sri Muda, Seksyen 25, 40400 Shah Alam, Selangor. BUMI LOT.</b><br/>Assignors/Customers :<br/>Wan Mohd Muhaimin Bin Wan Abd Kudus &amp; Aszana Binti Mohamed Zaini<br/>Solicitor : M/S J. Lee &amp; Associates<br/>(Tel : 03-2288 1699)</p> | <p><b>LOT 6</b> Reserve Price <b>RM 295,245</b></p> <p><b>CYBERJAYA</b></p>  <p><b>BUMI LOT</b></p> <p><b>3 Rooms Apartment</b><br/>900 sq. ft.<br/><b>3-24-09, Blok 3, Aspire Residence, Jalan Aspire 1, 63000 Cyberjaya, Selangor.</b><br/>Assignor/Customer :<br/>Abdul Halim Bin Abdul Hamid<br/>Solicitor : M/S Rashidah Shahrman<br/>(Tel : 03-2181 0559)</p>   |
| <p><b>LOT 7</b> Reserve Price <b>RM 320,000</b></p> <p><b>CYBERJAYA</b></p>  <p><b>BUMI LOT</b></p> <p><b>Apartment</b><br/>850 sq. ft.<br/><b>Unit No. C-03-17, 3rd Floor, Block C, Masreca 19, Persiaran Rimba Permai, Cyber 10, 63000 Cyberjaya, Selangor.</b><br/>Assignors : Rosmasni Binti Rasdi &amp; Shah Rizal Bin Noorzaman<br/>Customer : Rosmasni Binti Rasdi<br/>Solicitor : M/S Raja Nor &amp; Su Lynn<br/>(Tel : 03-2202 7053)</p> | <p><b>LOT 8</b> Reserve Price <b>RM 190,000</b></p> <p><b>KLANG</b></p>  <p><b>MALAY RESERVE</b></p> <p><b>Apartment</b><br/>861 sq. ft.<br/><b>Unit No. B07-01, Pangsapuri Permai, Jalan Bukit Kuda, 41300 Klang, Selangor.</b><br/>Assignor/Customer :<br/>Mohd Hatta Bin Mohammad Meswan<br/>Solicitor : M/S Nashilii &amp; Co.<br/>(Tel : 03-4293 7180)</p>  | <p><b>LOT 9</b> Reserve Price <b>RM 180,000</b></p> <p><b>BANDAR PUNCAK ALAM</b></p>  <p><b>BUMI LOT</b></p> <p><b>Apartment</b><br/>760 sq. ft.<br/><b>Unit No. Jasmin Fragaria 03-22, Residensi Warnasari 1, Jalan Residensi Warnasari, Seksyen 13, 42300 Bandar Puncak Alam, Selangor.</b><br/>Assignor/Customer :<br/>Tengku Nur Farah Ardilla Binti Tengku Abdul Razak<br/>Solicitor : M/S Adnan Rahim &amp; Co.<br/>(Tel : 03-5511 9975 / 03-5511 9976)</p> |

**LOT 10** Reserve Price **RM 470,000**

**BANDAR PUNCAK ALAM**



**2 Storey Terrace House**  
1,195 sq. ft.

**No. 57, Jalan Rentak 1/6, Rentak Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor.**

Assignors/Customers :  
Muhammad Syamil Amir Bin Shukri & Muhammad Amierul Amir Bin Shukri  
Solicitor : M/S Tawfeek Badjenid & Partners  
(Tel : 03-7960 0582)

**BUMI LOT**

**LOT 11** Reserve Price **RM 310,000**

**NEGERI SEMBILAN**



**3 Bedroom Apartment**  
1,136 sq. ft.

**Unit No. K-G-01, Block K, Pangsapuri Bayu 1 (also known as Bayu Residence 1), Putra Nilai, Desa Melati, 71800 Nilai, Negeri Sembilan.**

Assignor : Abdulloh Alhadi Bin Saleh  
Customers : Abdulloh Alhadi Bin Saleh & Rahayu Binti Sulaiman  
Solicitor : M/S Zailan & Co  
(Tel : 06-763 7278)

**LOT 12** Reserve Price **RM 320,000**

**NEGERI SEMBILAN**



**2 Bedroom Service Apartment**  
754 sq. ft.

**Unit No. C-L29-02, Menara C (Camelia), Youth City @ Vision City, Jalan Bandar Belia 1/2, Bandar Wawasan, Putra Nilai, 71800 Nilai, Negeri Sembilan.**

Assignor/Customer : Moh Guan How  
Solicitor : M/S Sabarudin Othman & Ho  
(Tel : 03- 2162 1324)

**LOT 13** Reserve Price **RM 310,000**

**NEGERI SEMBILAN**




**1 Storey Terrace House**  
1,679 sq. ft.

**No. 5, Jalan Mayang Sari 1, Taman Mayang Sari, 70450 Seremban, Negeri Sembilan.**

Assignor/Customer :  
Mohd Fouzi Bin Yaakub  
Solicitor : M/S Zailan & Co  
(Tel : 06-763 7278)

**LOT 14** Reserve Price **RM 280,000**

**JOHOR**




**Serviced Apartment**  
1,346 sq. ft.

**Unit No. E-22-02, Residensi Pr1ma Tebrau, Jalan Tebrau, Kampung Dato Sulaiman Menteri, 81100 Johor Bahru, Johor.**

Assignors/Customers :  
Mohd Noor Azrin Bin Mukri & Nurulnadia Binti Shaharudin  
Solicitor : M/S Tawfeek Badjenid & Partners  
(Tel : 07-221 3445)

**LOT 15** Reserve Price **RM 300,000**

**JOHOR**




**Apartment**  
950 sq. ft.

**Unit No. D-24-3A, Blok D, Residensi Prima Larkin Indah, Jalan Larkin Indah, 80350 Johor Bahru, Johor.**

Assignor/Customer :  
Muhammad Nurul Syafik Bin Mohd Taib  
Solicitor : M/S Syed Alwi, Ng & Co  
(Tel : 07-224 9128)

**LOT 16** Reserve Price **RM 196,830**

**PERAK**



**Stratified 2-Storey Terrace House**  
1,399 sq. ft.

**No. 1014, Jalan PR1MA 3, PR1MA @ Bandar Baru Setia Awan Perdana, 32000 Sitiawan, Perak.**

Assignors/Customers :  
Shafizul Azri Bin Bani Hassan & Masrina Nuryanti Binti Kari Ghani  
Solicitor : M/S S. Ravichandran & Anuar  
(Tel : 05-243 7896)

**BUMI LOT**

**LOT 17** Reserve Price **RM 170,000**

**PULAU PINANG**



**3 Bedroom Walk-up Flat**  
732 sq. ft.

**Unit No. 1-2-8, Tingkat Dua, Lengkok Teluk Bahang Dua, 11050 Pulau Pinang.**

Assignor/Customer :  
Wan Mazlina Binti Wan Hassan  
Solicitor : M/S Badruzaman & Kamal  
(Tel : 04-537 7999)

**LOT 18** Reserve Price **RM 500,000**

**PULAU PINANG**




**Corner 3 Bedroom Apartment**  
904 sq. ft.

**Unit No. 55, B-38-01, Jalan Sungai Ara 10, 11900 Bayan Lepas, Pulau Pinang.**

Assignor :  
Muhammad Hafizuddin Bin Zulkefli  
Customers :  
Muhammad Hafizuddin Bin Zulkefli & Nur Ainina Binti Asro  
Solicitor : M/S Shukor & Co.  
(Tel : 04-530 8657 / 537 2655)

**LOT 19** Reserve Price **RM 459,270**

**PAHANG**



**2 Bedroom Service Apartment**  
861 sq. ft.

**Unit No. B-15-16, Imperium Residence, Kuantan Waterfront Resort City, Jalan Tanjung Lumpur 1, 26060 Kuantan, Pahang.**

Assignor/Customer :  
Nor Asmawati Binti Wahat  
Solicitor : M/S Haranay, Hisham, Anikah & Associates  
(Tel : 09-5178877)

**LOT 20** Reserve Price **RM 200,000**

**KELANTAN**



**3 Bedroom Walk-up Apartment**  
795 sq. ft.


**Unit No. 3-10-A2, Medium Cost Apartment, Taman Iman Jaya, Jalan Wakaf Che Yeh, Kawasan Pasar Awam Bersepadu, 15150 Kota Bahru, Kelantan.**

Assignor/Customer :  
Noraini Binti Mohd Aziz  
Solicitor : M/S Rithauddeen & Aziz  
(Tel : 09-7481891 / 7481188)

**MALAY RESERVE**

**LOT 21** Reserve Price **RM 200,000**

**PENAMPANG**



**Corner Apartment**  
750 sq. ft.

**Lot No. 11, Block I, Fourth Floor, Vista Seri Kiranau, Off Jalan Inobong Putaton Bansadon, 89500 Penampang, Sabah.**

Assignors/Customers :  
Brian J Sikuil & Lydia Binti Nasly  
Solicitor : M/S MN Maduarin & Associates  
(Tel : 088-25/101/257101)

**BUMI LOT**

**LOT 22** Reserve Price **RM 255,150**

**KOTA KINABALU**



**3 Bedroom Apartment**  
958 sq. ft.

**Lot No. F-3A-2A, Block F, 4th Floor, Ecopark Phase 1, Jalan Ekologi, 88450 Kota Kinabalu, Sabah.**

Assignor/Customer : Tee Hong Keng  
Solicitor : M/S MN Maduarin & Associates  
(Tel : 088-25/101/257101)

**LOT 23** Reserve Price **RM 270,000**

**TELIPOK**




**Apartment**  
1,029 sq. ft.

**Unit No. D-2-2, Block D, Level 2, E-Residence @Telipok Phase 1, Telipok 88450, Sabah.**

Assignors/Customers :  
Norsaadah Binti Roslan & Mohd Hasanul Fikri Bin Estdalah  
Solicitor : M/S MN Maduarin & Associates  
(Tel : 088-25/101/257101)

**LOT 24** Reserve Price **RM 324,000**

**PAPAR**



**2 Storey Terraced House**  
1,291 sq. ft.

**Lot No. 3, Type 1, Taman Sinar Saujana, Papar, Sabah.**

Assignor/Customer :  
Connie Suzan Alsson  
Solicitor : M/S Luping & Co  
(Tel : 088-487 790)

|               |  |                   |
|---------------|--|-------------------|
| <b>LOT 25</b> | Reserve Price  | <b>TUARAN</b>     |
|               |  | <b>RM 350,000</b> |
|               | <b>Apartment Corner Unit</b><br>1,029 sq. ft.<br>Unit No. E-2-3A, Block E, Level 2,<br>Type B, E Residence @ Telipok Phase 1,<br>89200 Tuaran, Sabah.<br>Assignor/Customer :<br>Mohd Nizwan Bin Mazni<br>Solicitor : M/S LCZ Law Firm<br>(Tel : 088-221270 / 273670) |                   |

|               |  |                  |
|---------------|--|------------------|
| <b>LOT 26</b> | Reserve Price  | <b>LABUAN</b>    |
|               |  | <b>RM 99,000</b> |
|               | <b>4 Bedroom Apartment</b><br>623 sq. ft.<br>Unit L1-3002, Third Floor, Taman<br>Mutiara, Kampung Sungai Bedaun,<br>87000 Wilayah Persekutuan Labuan.<br>Assignors/Customers :<br>Kadarun Bin Kanun &<br>Noor Haliza Bt Saleh<br>Solicitor : M/S LCZ Law Firm<br>(Tel : 088-221270 / 273670) |                  |

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**Below Market Price**  
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**RESERVE PRICE :** The property will be sold on an “as is where is basis”, separately at the respective Reserve Price, Conditions of Sale and subject to consent being obtained by the Purchaser from the Developer and other relevant authorities, if any. All intending bidders are required to deposit with the Auctioneer a sum equivalent to **10%** of the reserve price by **BANK DRAFT** in favour of **BANK SIMPANAN NASIONAL** or via **RENTAS** or **online banking transfer (FPX)** by **5PM, AT LEAST ONE (1) WORKING DAY BEFORE THE AUCTION DATE**, and the balance of the purchase money is to be settled within **120 days from the 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](http://www.ngchanmau.com).

\*Publication as dated 12 December 2024.

## HOW TO BID AUCTION PROPERTY ONLINE?

[www.ngchanmau.com/hybrid/guide-to-bid](http://www.ngchanmau.com/hybrid/guide-to-bid)

**STEP 1**  
Register As User

**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, Log On Via [www.ngchanmau.com](http://www.ngchanmau.com) And Start To Bid

## WHY SHOULD I BID ONLINE?

- Safe and Convenient
- Save Time and Cost
- Transparent Bidding Process

### DEVICE TIPS BEFORE AUCTION

1. MAKE SURE YOUR DEVICE IS IN GOOD RUNNING CONDITION
2. MAKE SURE YOUR DEVICE HAS SUFFICIENT POWER
3. MAKE SURE YOUR INTERNET CONNECTION IS STABLE WITH STRONG SIGNAL
4. DISABLE THE SCREENSAVER OF YOUR DEVICE
5. USE LATEST VERSION OF INTERNET BROWSER (GOOGLE CHROME, APPLE SAFARI, FIREFOX OR INTERNET EXPLORER)
6. TEST YOUR AUDIO AND VISUAL COMPATIBILITY ON [www.ngchanmau.com](http://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

**Note :** \_\_\_\_\_

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