



BSN



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FULL ONLINE PROPERTY AUCTION FAIR

- ▶ **Public Auction Via Online Bidding**
On Tuesday, 30 July 2024
Time : 10.30 a.m.
at WWW.NGCHANMAU.COM



ORGANISED BY :

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

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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 Tuesday, 30 July 2024, Time : 10.30 a.m.
at 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.

View Live Auction at www.ngchanmau.com/live-auction

<p>LOT 1 Reserve Price RM 880,000</p> <p>KUALA LUMPUR</p>  <p>Service Apartment 1,496 sq. ft.</p> <p>Unit No. M2-20-03, Menara 2, Serini Melawati, Jalan Melawati 1, Taman Melawati, 53100 Kuala Lumpur.</p> <p>Assignor/Customer : Jailani Bin Johari Solicitor : M/S Nashili & Co. (Tel : 03-4293 7180)</p>	<p>LOT 2 Reserve Price RM 180,000</p> <p>PETALING JAYA</p>  <p>Low Cost Apartment 650 sq. ft.</p> <p>No. B-12-06, Blok B, Taman Medan Cahaya, Jalan PJS 2C/2, 46000 Petaling Jaya, Selangor.</p> <p>Assignor/Customer : Jumhari Bin Said Solicitor : M/S J. Lee & Associates (Tel : 03-2288 1699)</p>	<p>LOT 3 Reserve Price RM 200,000</p> <p>PETALING JAYA</p>  <p>3 Bedroom Apartment 700 sq. ft.</p> <p>No. H-116, Block H, Apartment Saujana, No. 1, Jalan PJU 10/1C, Damansara Damai, PJU 10, 47830 Petaling Jaya, Selangor.</p> <p>Assignor/Customer : Ahmad Bin Abd Jalil Solicitor : M/S Khamdan & Co (Tel : 03-33413511)</p>
<p>LOT 4 Reserve Price RM 240,000</p> <p>PETALING JAYA</p>  <p>3 Rooms Low Medium Cost Apartment 793 sq. ft.</p> <p>Unit No. D-13-07, Block D, Apartment Taman Medan Jaya, No. 2A, Jalan PJS 2/1, 46000 Petaling Jaya, Selangor.</p> <p>Assignor/Customer : Muhammad Syah Rizal Bin Moktar Solicitor : M/S Tawfeek Badjenid & Partners (Tel : 03-7960 0582)</p>	<p>LOT 5 Reserve Price RM 171,000</p> <p>SHAH ALAM</p>  <p>Apartment 876 sq. ft.</p> <p>Unit No. 2-11, Block 3, Andorra Apartment, Jalan Mulia 25/73, Taman Sri Muda, 40400 Shah Alam, Selangor.</p> <p>Assignors/Customers : Mohd Hafiz Bin Nor Abidin & Nurul Husna Binti Muzaini Solicitor : M/S Nashili & Co. (Tel : 03-4293 7180)</p>	<p>LOT 6 Reserve Price RM 200,000</p> <p>SHAH ALAM</p>  <p>3 Bedroom Low Medium Cost Apartment 743 sq. ft.</p> <p>Unit No. 2-10-1008, 10th Floor, Block 2, Pangsapuri Anggerik Indah, Jalan Sempadan 16/7, Seksyen 16, 40200 Shah Alam, Selangor.</p> <p>Assignors/Customers : Mohd Azrin Bin Ab Aziz & Azni Binti Shaharon Solicitor : M/S Khamdan & Co (Tel : 03-33413511)</p>
<p>LOT 7 Reserve Price RM 250,000</p> <p>SHAH ALAM</p> <p>CALLLED OFF</p>	<p>LOT 8 Reserve Price RM 306,180</p> <p>SHAH ALAM</p>  <p>1 Storey Terrace House 1,378 sq. ft.</p> <p>No. 18, Jalan Tanjung Balai 30/132, Taman Amir Shafiqah, Seksyen 30, 40460 Shah Alam, Selangor.</p> <p>Assignors/Customers : Amirulnizam Bin Md Idris & Siti Salmah Binti Shamsuddin Solicitor : M/S Rashidah Shahriman (Tel : 03-2181 0559)</p>	<p>LOT 9 Reserve Price RM 320,000</p> <p>SHAH ALAM</p> <p>CALLLED OFF</p>
<p>LOT 10 Reserve Price RM 340,000</p> <p>SHAH ALAM</p>  <p>Apartment 1,008 sq. ft.</p> <p>Unit No. P5-11-08, Pangsapuri Indahria, Persiaran Jubli Perak, Seksyen 22, 40300 Shah Alam, Selangor.</p> <p>Assignors/Customers : Aris Fauzee Bin Ahmad & Azilawati Binti Othman Solicitor : M/S Tawfeek Badjenid & Partners (Tel : 03-7960 0582)</p>	<p>LOT 11 Reserve Price RM 1,850,000</p> <p>CYBERJAYA</p>  <p>Stratified 3 Storey Bungalow 4,801 sq. ft.</p> <p>No. 22A, Jalan GR 3/5, Jacaranda, Garden Residensi, Cyber 3, 63000 Cyberjaya, Selangor.</p> <p>Assignor/Customer : Sheikh Annuar Bin Shaik Abdul Rahim Solicitor : M/S Sofia Darmindir & Associates (Tel : 03-6257 4163)</p>	<p>LOT 12 Reserve Price RM 166,500</p> <p>HULU LANGAT</p>  <p>Apartment 775 sq. ft.</p> <p>Unit No. C-13-3 (Developer Parcel), Block C, Taman Impian Langat, 43100 Hulu Langat, Selangor.</p> <p>Assignor/Customer : Norazman Bin Yahaya Solicitor : M/S Sidek Teoh Wong & Dennis (Tel : 03-2692 3000)</p>

LOT 13 Reserve Price **RM 195,000** **KLANG**



Apartment
861 sq. ft.

Unit No. B05-16, 5th Floor, Pangsapuri Permai, Bukit Kuda, 41300 Klang, Selangor.

Assignor/Customer :
Qaerool Adhan Bin Mohamed Sazali
Solicitor : M/S Tawfeek Badjenid & Partners
(Tel : 03-7960 0582)

MALAY RESERVE

LOT 14 Reserve Price **RM 300,000** **KUALA SELANGOR**



Townhouse
1,011 sq. ft.

Unit No. B8-2-03, Blok B8, Persiaran Seri Pristana 1, Seri Perista, 47000 Kuala Selangor, Selangor.

Assignors/Customers :
Muhammad Faridzul Anuar B Abdul Rahim & Siti Noraini Binti Yusoff
Solicitor : M/S Zairina Loh & Wong
(Tel : 03-2710 8283)

BUMI LOT

LOT 15 Reserve Price **RM 180,000** **BANTING**



Duplex 3 Bedroom High Medium Cost Apartment
1,099 sq. ft.

Unit No. D-4-6, Sepang Utama Apartment, Jalan Pramugara, Pangsapuri Langat Utama, Taman Langat Utama, 42700 Banting, Selangor.

Assignor/Customer : Juraimi Bin Jumaharil
Solicitor : M/S Tawfeek Badjenid & Partners
(Tel : 03-7960 0582)

LOT 16 Reserve Price **RM 225,000** **RAWANG**




3 Bedroom Apartment
850 sq. ft.

Unit No. C-14-02, Laguna Biru 2, Jalan Tasik Biru 2, Taman Tasik Biru, 48050 Rawang, Selangor.

Assignor/Customer :
Ahmad Syazwan Bin Sharudin
Solicitor : M/S Sofia Damindr & Associates
(Tel : 03-6257 4163)

LOT 17 Reserve Price **RM 108,257** **DENGKIL**



Apartment
814 sq. ft.

Unit No. B-6F-18, 6th Floor, Block B, Taman Topaz, 43800 Dengkil, Selangor.

Assignor/Customer : Zurina Binti Omar
Solicitor : M/S Nashili & Co.
(Tel : 03-4293 7180)

LOT 18 Reserve Price **RM 182,250** **NEGERI SEMBILAN**



Condominium
900 sq. ft.

Unit No. A-3-5, Block Aster, Bayu Temiang, Jalan Bayu, 70200 Seremban, Negeri Sembilan.

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

LOT 19 Reserve Price **RM 186,989** **NEGERI SEMBILAN**



Serviced Apartment
528 sq. ft.

Unit No. C 15/12, Bandar Belia@ Bandar Wawasan, 71800 Nilai, Negeri Sembilan.

Assignor/Customer :
Mohamad Affendi Bin Bahrom
Solicitor : M/S Tawfeek Badjenid & Partners
(Tel : 03-7960 0582)

LOT 20 Reserve Price **RM 220,000** **NEGERI SEMBILAN**




Ground Floor Townhouse Unit
738 sq. ft.

No. 10-G, Jalan 1A/2, Bandar Ainsdale, 70200 Seremban, Negeri Sembilan.

Assignor/Customer :
Nurul Ain Bahyah Binti Baharuddin
Solicitor : M/S T. Rajagopalu & Co.
(Tel : 06-761 3710 / 761 3440)

LOT 21 Reserve Price **RM 235,000** **NEGERI SEMBILAN**



2 Bedroom Serviced Apartment
735 sq. ft.

Unit No. A-35-23, Menara A (Akasia), Youth City @ Vision City @ Bandar Belia, Jalan Bandar Belia 1/1, Bandar Wawasan, Putra Nilai, 71800 Nilai, Negeri Sembilan.

Assignor/Customer : Mohd Farhan Bin Minhad
Solicitor : M/S Nashili & Co.
(Tel : 03-4293 7180)

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



3 Rooms Apartment
900 sq. ft.

Unit No. C-4-14, Block Camelia, Bayu Temiang Residensi, Jalan Bayu, 70200 Seremban, Negeri Sembilan.

Assignor/Customer : Ngai Soong Chan
Solicitor : M/S Rashidah Shahrman
(Tel : 03-2181 0559)

LOT 23 Reserve Price **RM 310,000** **NEGERI SEMBILAN**




Service Apartment
754 sq. ft.

Unit No. C-16-21, Menara C (Camelia), Youth City Residence @ Bandar Belia, Jalan Bandar Belia 1/2, Bandar Wawasan, Putra Nilai, 71800 Nilai, Negeri Sembilan.

Assignors/Customers : Muhammad Syamil Bin Ahmad Azahari & Syarifah Nur Safira Binti Sayed Baharom
Solicitor : M/S Adnan Rahim & Co.
(Tel : 03-5511 9975 / 03-5511 9976)

LOT 24 Reserve Price **RM 120,285** **MELAKA**




Corner Unit 3 Bedroom Apartment
1,050 sq. ft.

Parcel No. A-3A-7, Block A, Residensi PR1MA A' Famosa, 78000 Alor Gajah, Melaka.

Assignor/Customer :
Siti Norbaeyah Binti Mahadi
Solicitor : M/S Go Tiong Siew & Associates
(Tel : 06-286 2201)

LOT 25 Reserve Price **RM 290,000** **MELAKA**




1 Storey Terrace House With Restriction For Sale To Malay 1,647 sq. ft.

No. 28, Jalan BRP 6, Taman Bukit Rambai Putra, 75260 Melaka.

Assignors/Customers :
Nurul Khasikin Binti Ramali & Muhammad Azreen Bin Jaya
Solicitor : M/S Abdul Aziz Rahim & Co.
(Tel : 06-2826781 / 2849322 / 2849323)

KOD A

LOT 26 Reserve Price **RM 530,000** **MELAKA**




1 1/2 Storey Bungalow
4,004 sq. ft.

No. 14, Jalan KP 36, Taman Krubong Perdana, 75260 Melaka.

Assignor/Customer : Azizul Bin Abdul Aziz
Solicitor : M/S Zailan & Co
(Tel : 06-763 7278)

KOD A

LOT 27 Reserve Price **RM 100,000** **JOHOR**




Low Cost Flat
689 sq. ft.

Unit No. I-02-10, Block I, Jalan Impian Emas 18, Taman Impian Emas, 81300 Johor Bahru, Johor.

Assignors : Mohd Ruzaimi Bin Mohd Agil & Ponia Binti Dan
Customer : Mohd Ruzaimi Bin Mohd Agil
Solicitor : M/S Azharudin & Associates
(Tel : 07-235 9909)

LOT 28 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 Shahrudin
Solicitor : M/S Tawfeek Badjenid & Partners
(Tel : 07-221 3445)

MALAY RESERVE

LOT 29 Reserve Price **RM 320,000** **JOHOR**




Serviced Apartment
667 sq. ft.

Unit No. E-24-03, Midas @ Seri Alam, Jalan Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor.

Assignor/Customer :
Senthen A/L Subramaniam
Solicitor : M/S Shahnuddin & Ranjit
(Tel : 07-221 6755)

LOT 30 Reserve Price **RM 380,000** **JOHOR**



2 Storey Terrace House With Mezzanine Floor 960 sq. ft.

No. 40, Jalan Tiong 4, Taman Scientex, 81700 Pasir Gudang, Johor.

Assignor/Customer :
Khairul Amri Bin Hamzah
Solicitor : M/S Syed Alwi, Ng & Co
(Tel : 07-224 9128)

LOT 31 PERAK
Reserve Price **RM 70,000**



3 Bedroom Walk-up Apartment
821 sq. ft.
No. A-1-12, Ground Floor, Block A, Laluan PP 18, Taman Pusing Perdana, 31550 Pusing, Perak.
Assignor : Jamaludin Bin Che Mat
Customers : Mohd Farid Bin Jamaludin & Jamaludin Bin Che Mat
Solicitor : M/S Leong & Tan
(Tel : 05-545 9903 / 545 5908 / 541 6334)


LOT 32 PAHANG
Reserve Price **RM 75,000**

CALLED OFF

LOT 33 PAHANG
Reserve Price **RM 145,000**

CALLED OFF


LOT 34 SABAH
Reserve Price **RM 165,484.80**



1 Storey Terraced House
1,492 sq. ft.
Lot No. 113, Taman Emas, Jalan Army Camp, Mile 7, Off Jalan Airport, 90000 Sandakan, Sabah.
Assignor/Customer : Rostima Binti Abu Bakar
Solicitor : M/S Zainal & Associates
(Tel : 088-201041)

BUMI LOT

LOT 35 SABAH
Reserve Price **RM 175,000**



Apartment
850 sq. ft.
Lot 4, Block B, 4th Floor, Taman Permata, Mile 8, Jalan Labuk, 90000 Sandakan, Sabah.
Assignor/Customer : Mohd Faizal Bin Jafar
Solicitor : M/S MN Maduarin & Associates
(Tel : 088-25/101/257101)

BUMI LOT



Varieties of Landed Properties & Apartments
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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.

*Publication as dated 16 July 2024.

HOW TO BID AUCTION PROPERTY ONLINE?

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 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

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