

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

NG CHAN MAU & CO SDN BHD ONLINE AUCTION

Date/Day : 29th May 2025 / Thursday

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

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.



NCM CoTM

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

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.

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING On Thursday, 29th May 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
JALAN KLANG LAMA

Reserve Price **RM 800,000**

End Serviced Apartment
1,313 sq. ft. / 122 sq.mtr.

Unit No. B2-08-3A, Block 2, Residensi Pasir Emas (D'sands Residence), Jalan Kampung Pasir, Off Jalan Klang Lama, 58200 Kuala Lumpur.

Assignor/Borrower :
Kokuladevan A/L Pasupathi
Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)

KUALA LUMPUR

LOT 2
SHAH ALAM

Reserve Price **RM 550,000**

End Serviced Apartment
980 sq. ft. / 91 sq.mtr.

Unit No. SA-21-11, Block SA, Dataran Prestij (SqWhere), Jalan Sungai Buloh, Kampung Baru Sungai Buloh, Section U19, 40160 Shah Alam, Selangor.

Assignor/Borrower : Suryani Binti Mustapa
Solicitor : M/S A Rahim & Co
(Tel : 03-2282 4922)

SELANGOR

LOT 3
PUCHONG

Reserve Price **RM 400,000**

2 Bedroom Serviced Apartment
1,615 sq. ft. / 150 sq.mtr.

Unit No. B2-9-8 (on site is Block B2), Residensi Lot 8 (on site is O2 Residensi Lot 8), Jalan Puchong South 1, Bandar Puchong South, 47100 Puchong, Selangor.

Assignor/Borrower :
Albert Sylvester A/L Andrew Francis
Solicitor : M/S Vas & Co
(Tel : 03-3324 5050)

SELANGOR

LOT 4
CYBERJAYA

Reserve Price **RM 390,000**

3 Bedroom Condominium
947 sq. ft. / 88 sq.mtr.

Unit No. T3-2-07, Tower 3, Lakefront Residence, Persiaran Semarak Api, Cyber 11, 63000 Cyberjaya, Selangor.

Assignor : Faradilla Binti Shazali
Borrowers : Faradilla Binti Shazali & Noman Ahmed Khan Shezad
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)

BUMI LOT
SELANGOR

LOT 5
BATU CAVES

Reserve Price **RM 330,000**

3 Bedroom Serviced Suite
1,012 sq. ft. / 94 sq.mtr.

No. C-08-02, Blok C, Residence Amara, Jalan Raintree Utama, 68100 Batu Caves, Selangor.

Assignor/Borrower :
Vigneswaran A/L Vellasamy
Solicitor : M/S Nik Hisham, Fakhiah & Co.
(Tel : 03-4101 2399)

SELANGOR

LOT 6
SUNGAI BESI

Reserve Price **RM 285,768**

3 Bedroom Serviced Apartment
1,141 sq. ft. / 106 sq.mtr.

Unit No. D1-13-07, Residensi Bandar Razak, No. 1, Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur.

Assignor/Customer :
Mohd Shaikh Hazreezal Bin Hazmi
Solicitor : M/S B.H. Gan, Nor & Kim
(Tel : 03-2142 9393)

BUMI LOT
KUALA LUMPUR
***AMBANK ISLAMIC BERHAD**

LOT 7
KUANTAN

Reserve Price **RM 260,000**

Studio Serviced Apartment
409 sq. ft. / 38 sq.mtr.

No. A-11-13A, Blok A, Imperium Residence, Kuantan Waterfront Resort City, Jalan Tanjung Lumpur 1, 26060 Kuantan, Pahang.

Assignor/Borrower : Lim Siew Chin
Solicitor : M/S Hamidah Rosmawati & Associates
(Tel : 09-517 3400, 517 3555, 517 3386)

PAHANG

LOT 8
KAJANG

Reserve Price **RM 240,000**

3 Bedroom Serviced Apartment
800 sq. ft. / 74.32 sq.mtr.

Unit No. C-25-2, 25th Floor, Block C, Residensi Meriah, Persiaran Kajang 2, Kajang 2, 43000 Kajang, Selangor.

Assignor/Customer : Fairuseren Binti Ruslan
Solicitor : M/S Nik Hisham, Fakhiah & Co
(Tel : 03-4101 2399)

SELANGOR
***AMBANK ISLAMIC BERHAD**

LOT 9
SEMENYIH

Reserve Price **RM 186,624**

3 Bedroom Serviced Apartment
980 sq. ft. / 91 sq.mtr.

No. B-20-23, Blok B, Ascotte Boulevard @ Bandar Rinching, Jalan Bandar Rinching 6/1, 43500 Semenyih, Selangor.

Assignor/Borrower : Muruka A/L Veerayah
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)

SELANGOR

**LOT 10
KEPONG** Reserve Price **RM 146,966**

3 Bedroom Condominium
962 sq. ft. / 89.37 sq.mtr.

Unit No. B3-16-02, Kepong Sentral Condominium, Jalan Puncak Desa 2, Taman Puncak Desa, Kepong, 52100 Selangor.

Assignors/Customers :
Badrul Hisham Bin Abdul Aziz &
Zuzana Binti Firdaus
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)

SELANGOR *AMBANK ISLAMIC BERHAD

**LOT 11
BANDAR BARU BANGI** Reserve Price **RM 120,000**

3 Bedroom Low-cost Apartment
646 sq. ft. / 60 sq.mtr.

Unit No. D-5-17, Blok D, Apartment Seri Cempaka, Council Home, Jalan 6/3, Seksyen 16, 43650 Bandar Baru Bangi, Selangor.

Assignor : Shaharel Bin Amin
Borrowers : Shaharel Bin Amin &
Mohd Zalfian Bin Amin
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)

BUMI LOT
SELANGOR

**LOT 12
PETALING JAYA** Reserve Price **RM 76,764**

3 Bedroom Low-cost Apartment
657 sq. ft. / 61 sq.mtr.

Unit No. B-19-13, Block B (Raya), Pelangi Damansara, PJU 6, Persiaran Surian, 47800 Petaling Jaya, Selangor.

Assignor/Borrower : Noryanti Binti Jasri
Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)

BUMI LOT
SELANGOR

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING
On Thursday, 29th May 2025, 3.30 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
JOHOR BAHRU** Reserve Price **RM 460,000**

Service Apartment
1,087 sq. ft. / 101 sq.mtr.

Unit No. 32-08, Blok E, Pangsapuri Dedaun Hijau, Jalan Skudai Lama, 81200 Johor Bahru, Johor.

Assignor/Borrower : Chen Yong Kang
Solicitor : M/S A. Rahim & Co
(Tel : 07-2440001)

JOHOR

**LOT 2
MASAI** Reserve Price **RM 380,000**

Service Apartment
840 sq. ft. / 78 sq.mtr.

Unit No. C-29-01, Blok C, Pangsapuri Midas, Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor.

Assignor/Borrower : Pang Ming Lok
Solicitor : M/S Nor Ding & Co.
(Tel : 07- 335 7277)

JOHOR

**LOT 3
JOHOR BAHRU** Reserve Price **RM 250,000**

Affordable Townhouse Unit (upper Level)
1,163 sq. ft. / 108 sq.mtr.

Unit No. 59-01, Jalan Adda 8/4, Taman Adda, 81100 Johor Bahru, Johor.

Assignor/Customer : Ramu A/L Suppiah
Solicitor : M/S Nor Ding & Co.
(Tel : 07- 335 7277)

JOHOR *AMBANK ISLAMIC BERHAD

**LOT 4
KANGKAR PULAI** Reserve Price **RM 230,000**

3 Bedroom Apartment
1,012 sq. ft. / 94 sq.mtr.

Unit No. A-10-19, Pangsapuri Pulau Mutiara 1, Jalan Pulau Mutiara 7/2, Taman Pulau Mutiara, 81110 Kangkar Pulai, Johor.

Assignor/Customer :
Mohamad Rasinee Bin Zainee
Solicitor : M/S A. Rahim & Co
(Tel : 07-2440001)

JOHOR *AMBANK ISLAMIC BERHAD

**LOT 5
JOHOR BAHRU** Reserve Price **RM 87,480**

Shop Lot
194 sq. ft. / 18.02 sq.mtr.

Unit No. #02-137, Kompleks Kapital, Jalan Tampoi, Kawasan Perindustrian Tampoi, 81200 Johor Bahru, Johor.

Assignor/Borrower : Yap Yeong Tai
Solicitor : M/S Nor Ding & Co.
(Tel : 07- 335 7277)

JOHOR

Freshly Shortlisted
Below Market Price
Auction Listings

www.ngchanmau.com

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= AmBank Islamic Berhad

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 percent (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 16th May 2025.

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

PALMA AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 30 May 2025 / Friday

Time : 2.30 PM

Via Online : <https://palma.bidnow.my>

For more information, please call:
03-7452 1318

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



PROPERTY AUCTION



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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.

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING



DAY **Friday** | DATE **30TH May 2025** | TIME **2.30 P.M** | ONLINE BIDDING AT **<https://palma.bidnow.my>**









(Bidder registration and payment of auction deposit must be made by 2pm, at least one (1) working 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)

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.

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1 View Live Auction at <https://palma.bidnow.my> **2 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 <https://palma.bidnow.my>**

LOT 01 Bayan Lepas  Reserve Price RM 400,000 Condominium Unit 883 sq.ft. Unit No. B-19-01, TreeO, Jalan Sungai Ara 10, 11900 Bayan Lepas, Pulau Pinang. Assignor / Borrower : Rubenthiran A/L K Chandrasekaran & Subbalaxmi A/P Murthy Solicitor : Jayadeva & Kamal (Tel: 04-7771161)  Pulau Pinang	LOT 02 Simpang Ampat  Reserve Price RM 8,748 Studio Serviced Apartment Unit 307 sq.ft. Unit No. C-2-235 (Room No. 5417), Palm View Serviced Apartments, Blok C, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak Darul Ridzuan Assignor / Borrower : Muhammad Sabri Bin Ab Ghani Solicitor : Nor Ding & Co (Tel: 05-6882627)  Perak	LOT 03 Permatang Pauh  Reserve Price RM 240,000 Apartment Unit 893 sq.ft. Unit No. B-28-16, Residensi Pauh Permai, Jalan Pauh Permai, 13500 Permatang Pauh, Pulau Pinang. Assignor / Borrower : Norhafiza Binti Rasli Solicitor : Zaid Ibrahim & Co (Tel: 04-3753130)  Pulau Pinang
LOT 04 Bayan Lepas  Reserve Price RM 680,000 Condominium 1,819 sq.ft. Unit No. 98-16-05, 98 Nibong Residence, Persiaran Pantai Jerjak 1, 11900 Bayan Lepas, Pulau Pinang. Assignor / Borrower : Gua Yew Kian Solicitor : Zaid Ibrahim & Co (Tel: 04-3753130)  Pulau Pinang		

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 = AmBank Islamic Berhad

RESERVE PRICE : The subject properties will be sold on an "as is where is" basis and 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, the sum equivalent to **ten per cent (10%)** of the reserve price or a minimum sum of **RM2,000.00** whichever is higher by **Bank Draft** in favour of **AMBANK (M) BERHAD** for the a/c of (Assignor(s)/Borrower(s)) or remit the same through online banking transfer by **2PM, AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE**. 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 <https://palma.bidnow.my/>.

Licensed Auctioneers :

ROHAYAH BINTI ISMAIL
CHEAH SAW HOON

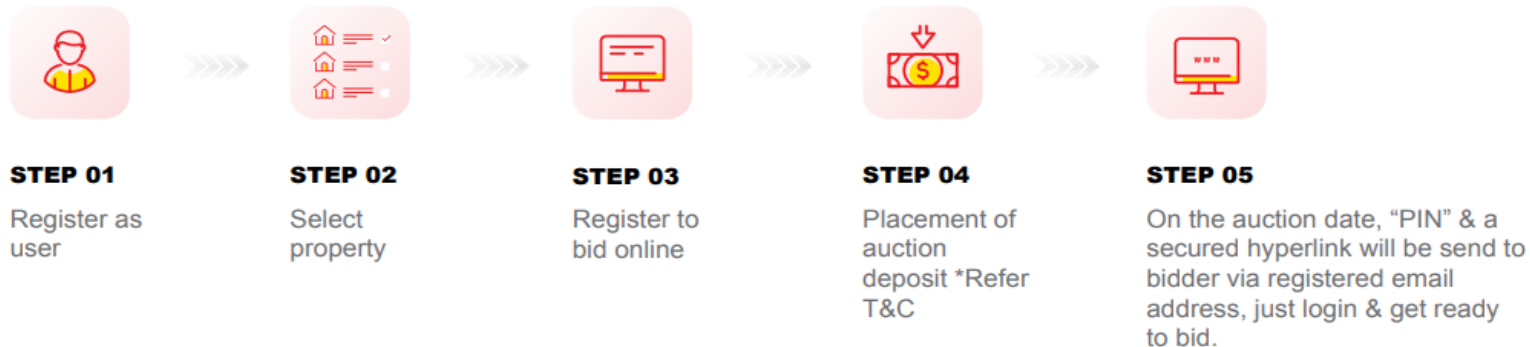


PALMA AUCTIONEERS SDN BHD
04-2299777



Simple Step of Bidding

5 Step To Bid Auction Property Online



Devices Tips During Auction Property Online

Before Auction



During Auction



Why Should I Bid Online?

- 1 Safe & convenient
- 2 Save time & cost
- 3 Transparent bidding process



PALMA AUCTIONEERS SDN BHD

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- ☎ 04-229 9777
- 🌐 palma.bidnow.my
- ✉ palmauctioneers@gmail.com



PALMA AUCTIONEERS
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