

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

NG CHAN MAU & CO SDN BHD ONLINE AUCTION

Date/Day : 16th July 2025 / Wednesday

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



NCM Co™

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.

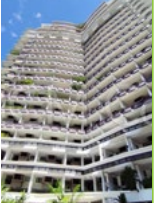
NOTE : (1) Prior to the auction sale, all intending bidders are advised, inter alia, to :- (i) inspect the subject property (ii) conduct an official Strata Title search (iii) enquire from the Developer/Proprietor and/or other relevant authorities as to whether the sale is open to all races or to Malaysian 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.

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 Wednesday, 16th July 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.)

Reserve Price : RM 1,200,000 2 1/2 STOREY TERRACED HOUSE 2,045 SQ. FT. / 190 SQ.MTR. No. 38, Jalan NPT 7/1L, Taman Nusaputra Timur, 47130 Puchong, Selangor. Assignor/Borrower : Loh Chong Liak Solicitor : M/S Nik Hisham, Fakhiah & Co (Tel : 03-4101 2399) SELANGOR	LOT 1 PUCHONG 	Reserve Price : RM 1,100,000 3 BEDROOM SERVICED APARTMENT 1,345 SQ. FT. / 125 SQ.MTR. Unit No. A-41-05, Menara Inspirasi, No. 30, Jalan 1/65A, Off Jalan Tun Razak, 50400 Kuala Lumpur. Assignors/Borrowers : Tee Chee Beng & Joe Tee Chang Chee Lup Solicitor : M/S Nik Hisham, Fakhiah & Co (Tel : 03-4101 2399) KUALA LUMPUR	LOT 2 JALAN TUN RAZAK 	Reserve Price : RM 840,000 4+1 BEDROOM DUPLEX CONDOMINIUM 2,411 SQ. FT. / 224 SQ.MTR. Unit No. B-6-C02, Armanee Terrace Condominium, No. 8, Jalan PJU 8/1, Damansara Perdana, 47820 Petaling Jaya, Selangor. Assignor/Customer : Azahari Bin Ahmad Radzi Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel : 03-2698 7533) *AMBANK ISLAMIC BERHAD SELANGOR	LOT 3 PETALING JAYA 
Reserve Price : RM 756,000 3 STOREY STRATIFIED CLUSTER HOUSE 2,314 SQ. FT. / 215 SQ.MTR. No. 5, Jalan Tropicana Heights 2/5, Tropicana Heights, 43000 Kajang, Selangor. Assignors : Hasniza Binti Abdullah Zawawi & Pengiran Muhammad Ramadnan Bin Awang Iskanderdzulkarnein Customer : Hasniza Binti Abdullah Zawawi Solicitor : M/S Goh & Partners (Tel : 03-2166 8300) *AMBANK ISLAMIC BERHAD SELANGOR	LOT 4 KAJANG 	Reserve Price : RM 580,000 APARTMENT UNIT 969 SQ. FT. / 90 SQ.MTR. No. A-26-02, Residensi Paisley, Jalan MP 1, 47500 Subang Jaya, Selangor. Assignor/Borrower : Chan Chun Hoe Solicitor : M/S Vas & Co (Tel : 03-3324 5050) SELANGOR	LOT 5 SUBANG JAYA 	Reserve Price : RM 520,000 CORNER 1 BEDROOM SERVICED APARTMENT 689 SQ. FT. / 64 SQ.MTR. Unit No. N-23A-08, Idaman Robertson, No. 2, Jalan Robertson, 50150 Kuala Lumpur. Assignor/Borrower : Tan Wei Yan Solicitor : M/S A Rahim & Co (Tel : 03-2282 4922) KUALA LUMPUR	LOT 6 JALAN ROBERTSON 
Reserve Price : RM 500,000 SERVICED APARTMENT 958 SQ. FT. / 89 SQ.MTR. Unit No. CND-08-10, Block D, Conezion Residences, Persiaran IRC 3, IOI Resort City, Putrajaya, 62502 Selangor. Assignor/Borrower : Chung Mun Kong Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898) SELANGOR	LOT 7 PUTRAJAYA 	Reserve Price : RM 490,000 3+1 BEDROOM SERVICED APARTMENT 1,059 SQ. FT. / 98.36 SQ.MTR. Unit No. E-27-07, Block E, Plaza KLTS, No. 99, Jalan Gombak, Setapak, 53000 Kuala Lumpur. Assignor/Customer : Mohd Syazwan Bin Mohamad Yusoff Solicitor : M/S Goh & Partners (Tel : 03-2166 8300) *AMBANK ISLAMIC BERHAD KUALA LUMPUR	LOT 8 SETAPAK 	Reserve Price : RM 390,000 3 BEDROOM SERVICED APARTMENT 1,012 SQ. FT. / 94 SQ.MTR. Unit No. B-13A-01, Residensi Suasana @ Damai, No. 6, Jalan PJU 10/1, Damansara Damai, 47830 Petaling Jaya, Selangor. Assignor/Customer : Ahmad Zulfadly Bin Sharbani Solicitor : M/S Goh & Partners (Tel : 03-2166 8300) *AMBANK ISLAMIC BERHAD SELANGOR	LOT 9 PETALING JAYA 
Reserve Price : RM 344,000 SOHO 1,020 SQ. FT. / 94.76 SQ.MTR. Unit No. A-13A-02, Damai Hillpark, Jalan 6/1F, Bandar Damai Perdana, 56000 Cheras, Selangor. Assignors : Wong Keng Hoe & Vong Siew Wei Borrower : Wong Keng Hoe Solicitor : M/S Zain Megat & Murad (Tel : 03-6207 9331) SELANGOR	LOT 10 CHERAS 	Reserve Price : RM 340,000 1 BEDROOM CONDOMINIUM 700 SQ. FT. / 65 SQ.MTR. Unit No. 02-41-07, Verdi Residence, Symphony Hills, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor. Assignors/Customers : Tan Jin Han & Tiong Hau Chong Solicitor : M/S Zain Megat & Murad (Tel : 03-6207 9331) *AMBANK ISLAMIC BERHAD SELANGOR	LOT 11 CYBERJAYA 	Reserve Price : RM 320,000 SERVICED APARTMENT 1,485 SQ. FT. / 138 SQ.MTR. Unit No. A-4-1, Residensi Lot 8, Jalan Puchong South 1, Bandar Puchong South, 47100 Puchong, Selangor. Assignor/Borrower : Loh Chau Yen Solicitor : M/S Zain Megat & Murad (Tel : 03-6207 9331) SELANGOR	LOT 12 PUCHONG 

Reserve Price : RM 300,000 LOT 13 RAWANG 1 1/2 STOREY TERRACED HOUSE 1,647 SQ. FT. / 153 SQ.MTR. No. 65, Jalan Cempersari 1B, Bandar Sungai Buaya, 48010 Rawang, Selangor. Assignor/Borrower : Haslimie Bin Ab Ghani Solicitor : M/S B.H. Gan, Nor & Kim (Tel : 03-2142 9393) SELANGOR	Reserve Price : RM 216,000 LOT 14 KAJANG 3 BEDROOM WALK UP APARTMENT 1,053 SQ. FT. / 97.83 SQ.MTR. No. B2-1-3, Pangsapuri Goodview Heights 2, Goodview Heights, 43000 Kajang, Selangor. Assignor/Customer : Nazrin Bin Nasaruddin Solicitor : M/S Vas & Co (Tel : 03-3324 5050) *AMBANK ISLAMIC BERHAD SELANGOR	Reserve Price : RM 120,000 LOT 15 BANTING 3 BEDROOM WALK-UP DUPLEX APARTMENT 1,099 SQ. FT. / 102.1 SQ.MTR. Unit No. C-4-20, Block C, Pangsapuri Taman Langat Utama (Formerly Known As Sepang Utama Apartment), Jalan Pramugara, Taman Langat Utama, 42700 Banting, Selangor. Assignor/Customer : Mohd Zul Affian Bin Othman Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898) *AMBANK ISLAMIC BERHAD SELANGOR
Reserve Price : RM 81,000 LOT 16 BATU CAVES LOW COST APARTMENT 650 SQ. FT. / 60.39 SQ.MTR. Unit No. A-3-11, Block Aman, Pangsapuri Putri Laksamana, 68100 Batu Caves, Selangor. Assignors/Borrowers : Jeganathan A/L Munisamy & Parthiban A/L Nadaraja Solicitor : M/S Goh & Partners (Tel : 03-2166 8300) SELANGOR	Reserve Price : RM 81,000 LOT 17 SERI KEMBANGAN LOW-COST APARTMENT 662 SQ. FT. / 61.53 SQ.MTR. Unit No. A1-412, Blok A1, Jenis Ghazal, Taman Impian Ehsan, 43300 Seri Kembangan, Selangor. Assignor/Customer : Ramlah Binti Mohd Salleh Solicitor : M/S Vas & Co (Tel : 03-3324 5050) *AMBANK ISLAMIC BERHAD SELANGOR	Freshly Shortlisted Below Market Price Auction Listings  www.ngchanmau.com

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING
On Wednesday, 16th July 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.)

Reserve Price : RM 550,000 LOT 1 MASAI 2 STOREY STRATIFIED UNIT TERRACE HOUSE 1,722 SQ. FT. / 121 SQ.MTR. No. 59, Jalan Alam Sitrin 4, Bandar Seri Alam, 81750 Masai, Johor. Assignor/Customer : Mohammad Fadle Bin Asnawi @ Abdullah Solicitor : M/S Nor Ding & Co. (Tel : 07- 335 7277) *AMBANK ISLAMIC BERHAD JOHOR	Reserve Price : RM 430,000 LOT 2 KULAI 2 STOREY LOW MEDIUM COST TERRACE HOUSE 2,120 SQ. FT. / 197 SQ.MTR. No. 4546, Jalan Cemara 10, Bandar Putra, 81000 Kulai, Johor. Assignors/Borrowers : Innawati Idayu Harliza Binti Indah & Kadir Bin Hashim Solicitor : M/S Nor Ding & Co. (Tel : 07- 335 7277) JOHOR	Reserve Price : RM 350,000 LOT 3 JOHOR BAHRU 2 BEDROOM SERVICED APARTMENT UNIT 650 SQ. FT. / 60.39 SQ.MTR. Unit No. #09-10, Blok B, Residensi ARC, Jalan Sagu 36, Taman Daya, 81100 Johor Bahru, Johor. Assignor/Borrower : Nam Hui Ping Solicitor : M/S Nor Ding & Co. (Tel : 07- 335 7277) JOHOR
Reserve Price : RM 224,000 LOT 4 SKUDAI APARTMENT UNIT 818 SQ. FT. / 76 SQ.MTR. Unit No. B-17-14, Villa Krystal, Jalan Silat Lincah, Bandar Selesa Jaya, 81300 Skudai, Johor. Assignor : John Barrie A/L Lanan @ Lionel Berry Borrowers : John Barrie A/L Lanan @ Lionel Berry & Kannan A/L Narayananmuthi Solicitor : M/S Nor Ding & Co. (Tel : 07- 335 7277) JOHOR	Reserve Price : RM 180,000 LOT 5 SENAI 3 BEDROOM AFFORDABLE APARTMENT UNIT 1,023 SQ. FT. / 95 SQ.MTR. Unit No. A-6-14, Pangsapuri 1 Scientex Utama, Jalan Persiaran Scientex Utama 2, Taman Scientex Utama, 81400 Senai, Johor. Assignor/Customer : Muhammad Hadzrul Nazwan Bin Sadon Solicitor : M/S Nor Ding & Co. (Tel : 07- 335 7277) *AMBANK ISLAMIC BERHAD JOHOR	OWNER AUCTION™ Make Auction Deals Fast & Secure Sell Your Property with Us Now We Turn 'For Sale' to 'Sold' - Fast! Receive 10% Deposit Upon Auction Sale Contact us for more info! ☎ 012 - 718 1600 ☎ 03 - 2779 4399

= **AmBank (M) Berhad** = **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 4th July 2025.*

NCM Co™

JULY AUCTION CARNIVAL

FREE Entry Gifts & Prizes to Be Given Away

Worth Over RM15,000!

EXCLUSIVE PRIZES

1st x1
Toshiba 280L Refrigerator

2nd x2
Toshiba Dishwasher

3rd x2
Tjean 24L Steam Oven

LUCKY DRAW

10 x10
Simplus Steamer Iron

ENTRY GIFTS

10 x10
Golf Umbrella 30"

10 x10
MMX 6L Pressure Cooker

10 x10
Stainless Steel Bottle 780ml

*T&C Applied

EVENT PARTNERS



700++ Properties
Condos, Terraces, Shops,
Lands & more!

80++ Vehicles
From Hatchbacks to Hilux
We've got it all!

Don't Miss Our Art Auction on
24th July 2025, 12.30pm

Years of Auction Excellence



Scan for Itinerary

23rd July 2025, 10am-5pm

NCM Co Auction Hall

03-2162 3333

NCM Co

Licensed Auctioneers:

MR. LOW CHEE HIAN | PN. ROSEMAINI BT AHMAD RADZI | MS SIM MEI JUN | MS LEE JIA HUI

NG CHAN MAU & CO. SDN. BHD.

Kuala Lumpur

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

Johor

No.04B, Level 19, Menara Zurich, Jalan Dato Abdullah Tahir,
80300 Johor Bahru

Contact Us (Mon-Fri)

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

(Call/Whatsapp)

E-mail : info@ngchanmau.com

Website : www.ngchanmau.com



Scan to view
all lots

HOW TO BID AUCTION PROPERTY ONLINE?



Register as
User



Select
Property



Register to Bid
Online



Placement of Auction
Deposit
*Refer T&C



On the Auction Day, Log on via
www.ngchanmau.com
and Start to Bid

Visit www.ngchanmau.com/hybrid/guide-to-bid for more info

NOTE :