

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

# HERITAGE AUCTIONEERS ONLINE AUCTION

**Date/Day : 26 August 2025 / Tuesday**

**Time : 11.00 am**

**Via Online : [www.heritageauctioneers.my](http://www.heritageauctioneers.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



03-7452 1318 | [ambank.com.my](http://ambank.com.my)

# HERITAGE AUCTIONEERS SDN BHD

## 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 The Property Described Below By  
**PUBLIC AUCTION VIA ONLINE BIDDING**  
**ON TUESDAY, THE 26TH DAY OF AUGUST, 2025, AT 11.00 A.M,**  
**AT WEBSITE WWW.HERITAGEAUCTIONEERS.MY**

Online bidders are encourage to visit our website at [www.heritageauctioneers.my](http://www.heritageauctioneers.my) for registration at least one (1) working days before auction day.

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.

Watch live streaming auction at [www.facebook.com/heritageauctioneersMY](http://www.facebook.com/heritageauctioneersMY)

<b>Lot 1</b> MARKET PRICE RM1,200,000.00 RESERVE PRICE <b>RM864,000.00</b>  <b>PUCHONG</b> An Intermediate Two And A Half-Storey Terraced House 190.00 sq. metres (2,045 sq. ft.) No. 38, Jalan NPT 7/1L, Taman Nusaputra Timur, 47130 Puchong, Selangor Darul Ehsan. Assignor(s): Loh Chong Liak Solicitors: M/S Nik Hisham, Fakhiah & Co. Our ref: HASB/4046/AMBB/25	<b>Lot 2</b> MARKET PRICE RM750,000.00 RESERVE PRICE <b>RM540,000.00</b>  <b>AMPANG</b> A Penthouse Unit 230 sq. metres (2,480 sq. ft.) Unit No. A-23A-01, Tower A, Ampang Putra Residensi, Jalan Ampang Putra 6, Taman Putra Sulaiman, 68000 Ampang, Selangor Darul Ehsan. Assignor(s): Ahmad Bin Maslan & Noraini Binti Sulaiman Solicitors: M/S Nik Hisham, Fakhiah & Co. Our ref: HASB/4048/AMBB/25	<b>Lot 3</b> MARKET PRICE RM700,000.00 RESERVE PRICE <b>RM504,000.00</b>  <b>KUALA LUMPUR</b> A Three-Bedroom Serviced Apartment Unit 104.00 sq. metres (1,119 sq. ft.) Unit No. A-18-02, 18th Floor, Apartment Servis J Dupion, Jalan Sembilang, 56000 Wilayah Persekutuan Kuala Lumpur. Assignor(s): Ong Swee Mun Solicitors: M/S Azhar & Wong Our ref: HASB/4045/AMBB/25
<b>Lot 4</b> MARKET PRICE RM600,000.00 RESERVE PRICE <b>RM480,000.00</b>  <b>PUCHONG</b> A 3+1-Bedroom Condominium 224 sq. metres (2,411 sq. ft.) No. A-06-3A, Block A, X2 Residency, Jalan Putra Prima Utama, Taman Putra Prima, 47130 Puchong, Selangor. Assignor(s): Ricky Loke Shoa Dick Solicitors: M/S A. Rahim & Co. Our ref: HASB/4028/AMBB/25	<b>Lot 5</b> MARKET PRICE RM400,000.00 RESERVE PRICE <b>RM400,000.00</b>  <b>BATU CAVES</b> A 3-Bedroom Condominium 111 sq. metres (1,195 sq. ft.) No. A-13-12A, V-Residensi @ Selayang Heights, Persiaran Selayang Heights, 68100 Batu Caves, Selangor. Assignor(s): Liew Wong Sing Solicitors: M/S Goh & Partners Our ref: HASB/4040/AMBB/25 AMBANK ISLAMIC BERHAD	<b>Lot 6</b> MARKET PRICE RM370,000.00 RESERVE PRICE <b>RM370,000.00</b>  <b>KAJANG</b> An Apartment Unit 84 sq. metres (900 sq. ft.) Unit No. 20-06, Armani Residence Sg Long, Jalan Bukit Suria, 43000 Kajang, Selangor. Assignor(s): Tina Rubavathy A/P Parthipan Solicitors: Zain Megat & Murad. Our ref: HASB/4049/AMBB/25
<b>Lot 7</b> MARKET PRICE RM350,000.00 RESERVE PRICE <b>RM350,000.00</b>  <b>SERENDAH</b> A 2-Storey Intermediate Terrace Shop/Office 82 sq. metres (883 sq. ft.) No. 9, Jalan Gapi 1A, Seksyen 1, Antara Gapi, 48200 Serendah, Selangor. Assignor(s): Nor Sofniza Binti Saad Solicitors: M/S A. Azhar & Wong Our ref: HASB/4043/AMBB/25 Kuota Bumiputera	<b>Lot 8</b> MARKET PRICE RM420,000.00 RESERVE PRICE <b>RM335,000.00</b>  <b>KUALA LUMPUR</b> <b>CALLLED OFF</b>	<b>Lot 9</b> MARKET PRICE RM350,000.00 RESERVE PRICE <b>RM280,000.00</b>  <b>SHAH ALAM</b> A 3-Bedroom Serviced Apartment 80 sq. metres (861 sq. ft.) No. B-23-12, Alam Sanjung, Jalan Budiman 22/3, Seksyen 22, 40300 Shah Alam, Selangor. Assignor(s): Jusing @ Geoffrey Bin Sabran & Elson Joe Sabran Solicitors: /S A. Rahim & Co. Our ref: HASB/4030/AMBB/25 AMBANK ISLAMIC BERHAD
<b>Lot 10</b> MARKET PRICE RM270,000.00 RESERVE PRICE <b>RM270,000.00</b>  <b>PETALING JAYA</b> A Three-Bedroom Apartment Unit 100.34 sq. metres (1,080 sq. ft.) Unit No. F-22-22A, 22nd Floor, Block F, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan. Assignor(s): Nurfaizul Binti Ab Rahman Solicitors: M/S B H Gan, Nor & Kim Our ref: HASB/4044/AMBB/25 AMBANK ISLAMIC BERHAD	<b>Lot 11</b> MARKET PRICE RM270,000.00 RESERVE PRICE <b>RM270,000.00</b>  <b>KLANG</b> An Apartment Unit 86 sq. metres (926 sq. ft.) Unit No. B-5-5, Block B, Bayu Villa, Jalan Batu Unjur 10, Taman Bayu Perdana, 41200 Klang, Selangor Darul Ehsan. Assignor(s): Letchumanan A/L Periaithamby Solicitors: M/S Nik Hisham Fakhiah & Co. Our ref: HASB/4041/AMBB/25	<b>Lot 12</b> MARKET PRICE RM300,000.00 RESERVE PRICE <b>RM240,000.00</b>  <b>SERI KEMBANGAN</b> A Stratified Office Unit 122 sq. metres (1,313 sq. ft.) No. C-28-2, Block C, Jalan Atmosphere 5, The Atmosphere, 43300 Seri Kembangan, Selangor Darul Ehsan. Assignor(s): Unique Steel & Trading Sdn Bhd Solicitors: M/S Vas & Co. Our ref: HASB/4029/AMBB/25



**Lot 13** MARKET PRICE RM400,000.00 **RESERVE PRICE RM180,000.00**



**A 3-Bedroom Low-Cost Apartment**  
62.00 sq. metres (667 sq. ft.)

No. C-02-11, Block C, Taman Medan Cahaya, No. 49, Jalan PJS 2C/2, 46000 Petaling Jaya, Selangor Darul Ehsan.

Assignor(s): Maznah Binti Mohamad  
Solicitors: M/S Nik Hisham Fakhiah & Co.  
Our ref: HASB/4042/AMBB/25

**PETALING JAYA**

**Lot 14** MARKET PRICE RM170,000.00 **RESERVE PRICE RM170,000.00**



**A Three-Bedroom Walk-Up Shop Apartment Unit**  
75.00 sq. metres (807 sq. ft.)

Unit No. B-1-10, 1st Floor, Block B, Jalan Kasturi 6, Taman Kasturi, 43200 Cheras, Selangor Darul Ehsan.

Assignor(s): Muruges A/L Anikrishnan  
Solicitors: M/S A. Rahim & Co  
Our ref: HASB/4042/AMBB/25

**CHERAS**

Remarks:  
A) Red Box = AmBank (M) Berhad  
B) Green Box = 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, prior to the auction sale, **ten per cent (10%)** of the reserve price or **RM2, 000.00** (whichever is higher) by **Bank Draft Or Cashier's Order** only in favour of **AmBank (M) Berhad / AmBank Islamic Berhad** whichever is applicable and by **Local Bank Transfer** to AmBank (M) Berhad in favour of **HERITAGE AUCTIONEERS SDN. BHD. (BIDDER DEPOSIT)** by 5PM, at least one (1) day before auction day.

**For online bidders please refer to the Terms & Conditions on [www.heritageauctioneers.my](http://www.heritageauctioneers.my) on the manner of payment of the deposit.**

**FOR FURTHER PARTICULARS**, please contact the Solicitors acting for the Assignee herein or the undermentioned Auctioneer.

**HERITAGE AUCTIONEERS SDN. BHD. (791253-V)**  
[formerly known as Heritage Auction House Enterprise (001269594-A)]

Lot 2-14, 2nd Floor, Complex PKNS,  
40505 Shah Alam, Selangor Darul Ehsan.  
Tel / Whatsapp Hotline: 011 5585 1442  
Email: [hauctionhouse@gmail.com](mailto:hauctionhouse@gmail.com)  
Website: [www.heritageauctioneers.my](http://www.heritageauctioneers.my)  
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**DATO' MARIANI BINTI HJ. YAHYA (D.I.M.P)**  
**MOHD ZAKIRUDDIN BIN ISMAIL**  
**MARIAM BINTI YAHYA**  
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## A STEP BY STEP GUIDE TO BID ONLINE



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- Secure and easy**
- Time and cost efficient**
- Transparent process**

## TIPS FOR DEVICES BEFORE AUCTIONS

## TIPS FOR DEVICES DURING AUCTIONS

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- Ensure a stable, strong internet connection**
- Use the latest browser version**
- Verify that your device has enough battery**
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- Avoid using other apps that use bandwidth**
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10% deposit of  
reserve price or  
min. RM2,000,  
whichever is  
higher

# NG CHAN MAU & CO SDN BHD ONLINE AUCTION

**Date/Day : 28th August 2025 / Thursday**

**Time : 3.00 pm | 3.30 pm**

**Via Online : [www.ngchanmau.com](http://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](http://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](http://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](http://www.ngchanmau.com).

## WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING On Thursday, 28th August 2025, 3.00 p.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) 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.)

<p>Reserve Price : <b>RM 549,000</b></p> <p><b>SERVICE APARTMENT</b> 853 SQ. FT. / 79.27 SQ. MTR.</p> <p>Unit No. 2-13-3A, Tower 2, Pangsapuri Dataran Atwater, Jalan Profesor Diraja Ungku Aziz, Seksyen 13, 46200 Petaling Jaya, Selangor.</p> <p>Assignor/Borrower : Yam Jia Wei Solicitor : M/S Nik Hisham, Fakhiah &amp; Co (Tel : 03-4101 2399)</p> <p><b>SELANGOR</b></p>	<p><b>LOT 1</b> PETALING JAYA</p> <p><b>SELANGOR</b></p>	<p>Reserve Price : <b>RM 432,000</b></p> <p><b>3+1 BEDROOM CONDOMINIUM</b> 1,442 SQ. FT. / 134 SQ. MTR.</p> <p>Unit No. 01-31-01, Verdi Residence, Symphony Hills, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor.</p> <p>Assignor/Customer : Yahya Bin Sidek Solicitor : M/S Nik Hisham, Fakhiah &amp; Co (Tel : 03-4101 2399)</p> <p><b>*AMBank ISLAMIC BERHAD</b></p> <p><b>SELANGOR</b></p>	<p><b>LOT 2</b> CYBERJAYA</p> <p><b>BUMI LOT</b> <b>SELANGOR</b></p>	<p>Reserve Price : <b>RM 400,000</b></p> <p><b>2 BEDROOM SERVICED APARTMENT</b> 667 SQ. FT. / 62 SQ. MTR.</p> <p>Unit No. C-19-13A, Baron Residence, Jalan Siby, Taman Wahyu, 68100 Kuala Lumpur.</p> <p>Assignor/Borrower : Choo Heng Hau Solicitor : M/S Nik Hisham, Fakhiah &amp; Co (Tel : 03-4101 2399)</p> <p><b>KUALA LUMPUR</b></p>	<p><b>LOT 3</b> TAMAN WAHYU</p> <p><b>KUALA LUMPUR</b></p>
<p>Reserve Price : <b>RM 306,180</b></p> <p><b>2 BEDROOM CONDOMINIUM</b> 990 SQ. FT. / 92 SQ. MTR.</p> <p>Unit No. 02-16-03, Verdi Residence, Symphony Hills, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor.</p> <p>Assignor/Customer : Nik Mohd Alsuykreen Bin Nik Mohd Alwi @ Nik Aluwi Solicitor : M/S Zain Megat &amp; Murad (Tel : 03-6207 9331)</p> <p><b>*AMBank ISLAMIC BERHAD</b></p> <p><b>SELANGOR</b></p>	<p><b>LOT 4</b> CYBERJAYA</p> <p><b>BUMI LOT</b> <b>SELANGOR</b></p>	<p>Reserve Price : <b>RM 290,000</b></p> <p><b>APARTMENT UNIT</b> 947 SQ. FT. / 88 SQ. MTR.</p> <p>Unit No. 6-13A, Cassia Residence, Persiaran Laman View, Cyber 9, 63000 Cyberjaya, Selangor.</p> <p>Assignor/Customer : Mohd Alif Bin Mumin Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi &amp; Partners (Tel : 03-2698 7533)</p> <p><b>*AMBank ISLAMIC BERHAD</b></p> <p><b>SELANGOR</b></p>	<p><b>LOT 5</b> CYBERJAYA</p> <p><b>BUMI LOT</b> <b>SELANGOR</b></p>	<p>Reserve Price : <b>RM 272,000</b></p> <p><b>OFFICE UNIT</b> 1,539 SQ. FT. / 142.97 SQ. MTR.</p> <p>Unit No. 28-3, 3rd Floor, Blok C, Jalan Atmosphere 5, Pusat Perniagaan The Atmosphere, 43300 Seri Kembangan, Selangor.</p> <p>Assignor/Borrower : Unique Steel &amp; Trading Sdn Bhd Solicitor : M/S Zain Megat &amp; Murad (Tel : 03-6207 9331)</p> <p><b>SELANGOR</b></p>	<p><b>LOT 6</b> SERI KEMBANGAN</p> <p><b>SELANGOR</b></p>
<p>Reserve Price : <b>RM 261,000</b></p> <p><b>END SERVICED SUITE</b> 790 SQ. FT. / 73.39 SQ. MTR.</p> <p>Unit No. N-08-17, Block Northwood, Edusphere Suites, Jalan Edusphere 2, Edusphere, Cyber 11, 63000 Cyberjaya, Selangor.</p> <p>Assignor/Customer : Abdul Nasir Bin Saari Solicitor : M/S Vas &amp; Co (Tel : 03-324 5050)</p> <p><b>*AMBank ISLAMIC BERHAD</b></p> <p><b>SELANGOR</b></p>	<p><b>LOT 7</b> CYBERJAYA</p> <p><b>SELANGOR</b></p>	<p>Reserve Price : <b>RM 200,880</b></p> <p><b>2+1 BEDROOM CONDOMINIUM</b> 923 SQ. FT. / 85.77 SQ. MTR.</p> <p>Unit No. B-9-08, Block B, Park Avenue Condominium, No. 5, Jalan PJU 10/1, Damansara Damai, 47830 Petaling Jaya, Selangor.</p> <p>Assignor/Customer : Nurul Azimah Binti Abd Latip Solicitor : M/S Goh &amp; Partners (Tel : 03-2166 8300)</p> <p><b>*AMBank ISLAMIC BERHAD</b></p> <p><b>SELANGOR</b></p>	<p><b>LOT 8</b> PETALING JAYA</p> <p><b>SELANGOR</b></p>	<p>Reserve Price : <b>RM 200,000</b></p> <p><b>SERVICED APARTMENT</b> 452 SQ. FT. / 41.99 SQ. MTR.</p> <p>Unit No. N-22-3A, Block N (Northwood), Edusphere Suites, Jalan Edusphere 2, Edusphere, Cyber 11, 63000 Cyberjaya, Selangor.</p> <p>Assignor/Customer : Muhammad Firdaus Bin Omar Solicitor : M/S B.H. Gan, Nor &amp; Kim (Tel : 03-2142 9393)</p> <p><b>*AMBank ISLAMIC BERHAD</b></p> <p><b>SELANGOR</b></p>	<p><b>LOT 9</b> CYBERJAYA</p> <p><b>SELANGOR</b></p>
<p>Reserve Price : <b>RM 190,000</b></p> <p><b>SOFO</b> 592 SQ. FT. / 54.99 SQ. MTR.</p> <p>No. 21-20, Avenue Crest, No. 2A, Jalan Jubli Perak 22/1, Seksyen 22, 40300 Shah Alam, Selangor.</p> <p>Assignor/Borrower : Eng Wai Sheng Solicitor : M/S Azhar &amp; Wong (Tel : 03-2602 3898)</p> <p><b>SELANGOR</b></p>	<p><b>LOT 10</b> SHAH ALAM</p> <p><b>SELANGOR</b></p>	<p>Reserve Price : <b>RM 210,450</b></p> <p><b>RETAIL LOT</b> 129 SQ. FT. / 12 SQ. MTR.</p> <p>Unit No. 3A-06, Plaza Haji Taib, 42, Lorong Haji Taib 5, 50350 Wilayah Persekutuan Kuala Lumpur.</p> <p>Assignor/Borrower : TSL Franchise (M) Sdn. Bhd. Solicitor : M/S Azhar &amp; Wong (Tel : 03-2602 3898)</p> <p><b>KUALA LUMPUR</b></p>	<p><b>LOT 11</b> LORONG HAJI TAIB 5</p> <p><b>KUALA LUMPUR</b></p>	<p><b>Where Bids Turn Into Keys!</b> From Toyota to Mercedes — We've Got Your Brand</p> <p><b>NCM Co</b>™</p> <p>Affordable Vehicles • Huge Selection • Easy Online Bidding</p>	

# WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING

## On Thursday, 28th August 2025, 3.30 p.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) 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.)

<b>Reserve Price : RM 700,000</b> <b>LOT 1 PASIR GUDANG</b> <b>2 STOREY TERRACE HOUSE + EXTRA LAND</b> <b>1,900 SQ. FT. / 223 SQ. MTR.</b> No. 77, Jalan Eko Tropika 3/15, Taman Kota Masai, 81700 Pasir Gudang, Johor. Assignor/Customer : Nur Izah Syahira Binti Jamil Solicitor : M/S A. Rahim & Co. (Tel : 07-771 7777) <b>*AMBANK ISLAMIC BERHAD</b>		<b>Reserve Price : RM 456,000</b> <b>LOT 2 MASAI</b> <b>2 STOREY TERRACE HOUSE (STRATIFIED LANDED)</b> <b>1,300 SQ. FT. / 121 SQ. MTR.</b> No. 15, Jalan Alam Sitrin 3, Bandar Seri Alam, 81750 Masai, Johor. Assignor/Borrower : Harekrishnan A/L Maniam Solicitor : M/S A. Rahim & Co. (Tel : 07-771 7777)		<b>Reserve Price : RM 290,000</b> <b>LOT 3 MASAI</b> <b>SERVICE APARTMENT</b> <b>667 SQ. FT. / 62 SQ. MTR.</b> Unit No. C-08-06, Blok C, Pangsapuri Midas, Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor. Assignor/Borrower : Leong Kah Hou Solicitor : M/S Ibrahim Nik Junainah & Associates (Tel : 07-226 8272)	
<b>Reserve Price : RM 280,000</b> <b>LOT 4 KULAI</b> <b>2 STOREY MEDIUM LOW-COST TERRACE HOUSE</b> <b>1,076 SQ. FT. / 100 SQ. MTR.</b> No. 6534, Jalan Melati 13, Bandar Indahpura, 81000 Kulai, Johor. Assignor/Borrower : Houn Chee Wei Solicitor : M/S Nor Ding & Co. (Tel : 07- 335 7277)		<b>Reserve Price : RM 181,440</b> <b>LOT 5 SKUDAI</b> <b>APARTMENT UNIT</b> <b>818 SQ. FT. / 76 SQ. MTR.</b> 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)			



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**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](http://www.ngchanmau.com).

*\*Publication as dated 15th August 2025.*

# NCM Co

Licensed Auctioneers:

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

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

**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

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

Whatsapp : 012-295 1388

E-mail : [info@ngchanmau.com](mailto:info@ngchanmau.com)

Website : [www.ngchanmau.com](http://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](http://www.ngchanmau.com) and Start to Bid

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

## 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 the "back" button of your browser when auction started

### WHY SHOULD I BID ONLINE?



Safe and Convenient



Save Time and Cost



Transparent Bidding Process

Visit [www.ngchanmau.com](http://www.ngchanmau.com) for more attractive properties nationwide

CALL **03-2162 3333** (EXT. 1023 / 2002 / 2008) or WHATSAPP **012-295 1388**

NOTE :

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

# **PALMA AUCTIONEERS SDN BHD ONLINE AUCTION**

**Date/Day : 29 August 2025 / Friday**

**Time : 11.00 AM**

**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**



**03-7452 1318 | [ambank.com.my](http://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**.

## WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING



DAY **Friday** | DATE **29<sup>TH</sup> August 2025** | TIME **11.00 A.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.

(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 <https://palma.bidnow.my>
- 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 410,000**

 Condominium Unit  
850 sq.ft.  
Unit No. B2-27-07, Havana Beach Residences, Halaman Sungai Tiram, 11900 Bayan Lepas, Pulau Pinang.

**Assignor / Borrower :**  
Dhenooaga A/P Ravintheran

**Solicitor :**  
Azmi Rahim & Co (Tel: 04-4235092)

 Pulau Pinang

**LOT 02** Bayan Lepas **Reserve Price RM 490,000**

 Apartment Unit  
1,001 sq.ft.  
Unit No. 10B-13A-2, Lengkok Kelicap, Forestville, 11900 Bayan Lepas, Pulau Pinang.

**Assignor / Borrower :**  
Chia Cheong Tat

**Solicitor :**  
Zaid Ibrahim & Co (Tel: 04-3753130)

 Pulau Pinang

**LOT 03** Simpang Ampat **Reserve Price RM 310,000**

 Apartment Unit  
1,055 sq.ft.  
Unit No. 15-08, Pangsapuri Seri Juru, Lorong Perniagaan Seri Juru 2, 14100 Simpang Ampat, Pulau Pinang.

**Assignor / Borrower :**  
Ooi Wool Loon

**Solicitor :**  
Azmi Rahim & Co (Tel: 04-4235092)

 Pulau Pinang

 = AmBank (M) 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**

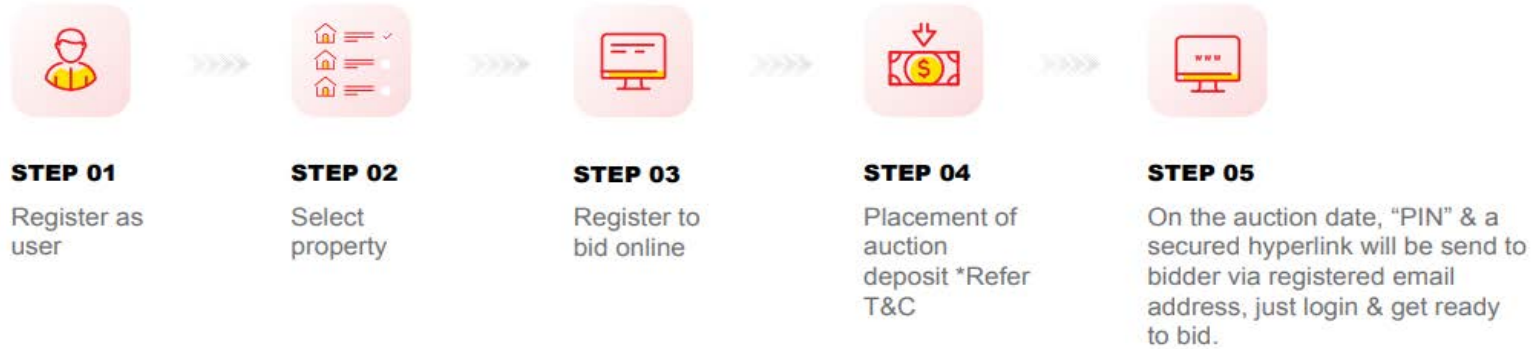


**PALMA AUCTIONEERS SDN BHD**  
**04-2299777**



## Simple Step of Bidding

### 5 Step To Bid Auction Property Online

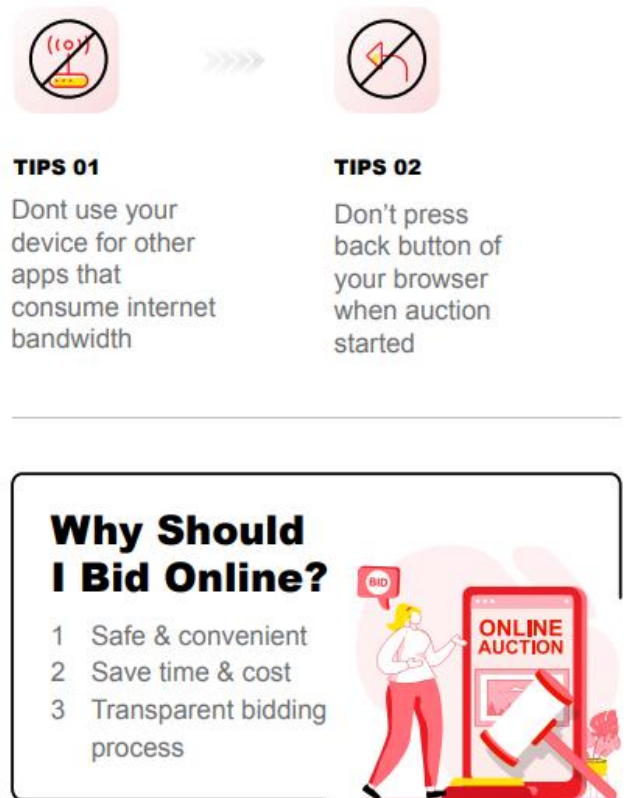


### Devices Tips During Auction Property Online

#### Before Auction



#### During Auction



#### Why Should I Bid Online?

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



#### PALMA AUCTIONEERS SDN BHD

- 📍 Suite 5.02 (Parcel D), MBF Tower, No.53, Jalan Sultan Ahmad Shah, 10050 Penang.
- ☎ 04-229 9777
- 🌐 [palma.bidnow.my](http://palma.bidnow.my)
- ✉ [palmauctioneers@gmail.com](mailto:palmauctioneers@gmail.com)



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