

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

PALMA AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 16 October 2025 / Thursday

Time : 11.00 AM

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

For more information, please call:
03-7452 1764

AmBank Financing Please contact:
For Individual bidder(s)
Tan How Kuan, Bernard : 012-671 7856
For Company bidder
Brian Choi: 019-384 6608



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**.

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING



DAY
Thursday

DATE
16TH October 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>
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LOT 01 **Balik Pulau** **Reserve Price** **RM 198,000**



Town House Unit
1,166 sq.ft.

Unit No. 83C-3-7, Jalan Sungai Pinang, The Maven, 11000 Balik Pulau, Pulau Pinang.

Assignor / Borrower :
Sharullizuanizam Bin Salehuddin

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

Pulau Pinang

LOT 02 **Ayer Itam** **Reserve Price** **RM 210,000**



Apartment Unit
710 sq.ft.

Unit No. 7-10-05, Lengkok Angsana, Mukim 13, 11500 Ayer Itam, Pulau Pinang.

Assignor / Borrower :
Hamuthra Valli A/P P. K. Murugiah & Balakrishnan A/L Arputhanathan & Arputhanathan A/L Rajamanikam

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

Pulau Pinang

LOT 03 **Bayan Lepas** **Reserve Price** **RM 536,000**



Apartment Unit
1,155 sq.ft.


Unit No. 99-10-05, Novus, Gerbang Bukit Kecil 2, 11900 Bayan Lepas, Pulau Pinang.

Assignor / Borrower :
Tan Chunn Huk

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

Pulau Pinang

LOT 04 **Balik Pulau** **Reserve Price** **RM 370,000**



Town House Unit
1,166 sq.ft.

Unit No. 83B-3-7, Jalan Sungai Pinang, The Maven, 11000 Balik Pulau, Pulau Pinang.

Assignor / Borrower :
Ting Tin Kiet

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

Pulau Pinang

LOT 05 **Bayan Lepas** **Reserve Price** **RM 336,000**



Apartment Unit
883 sq.ft.

Unit No. A1-021-12, TreeO, Jalan Sungai Ara 10, 11900 Bayan Lepas, Pulau Pinang.

Assignor / Borrower :
Noreffia Binti Md Esa & Mohd Saad Bin Abdul Rahman

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

Pulau Pinang

LOT 06 **Simpang Ampat Semangol** **Reserve Price** **RM 36,000**



Service Apartment Unit
452 sq.ft.

Unit No. A-7-747 (Room No. 7606), Block A, Suria Laketown, Bukit Merah Laketown, 34400 Simpang Ampat Semangol, Perak Darul Ridzuan.

Assignor / Borrower :
Suffian Bin Abu Bakar & Ruzaini Binti Masiran

Solicitor :
Nor Ding & Co (Tel: 05-6882627)

Perak

LOT 07 **Perai** **Reserve Price** **RM 180,792**



Town House Unit
1,119 sq.ft.

Unit No. 31, Lorong Perai Utama 1, Taman Perai Utama, 13600 Perai, Pulau Pinang.

Assignor / Borrower :
Mummooorthy A/L Doraisamy & Anjalay Devi A/P Letchumanan

Solicitor :
Jayadeva & Kamal (Tel: 04-7771161)

Pulau Pinang



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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



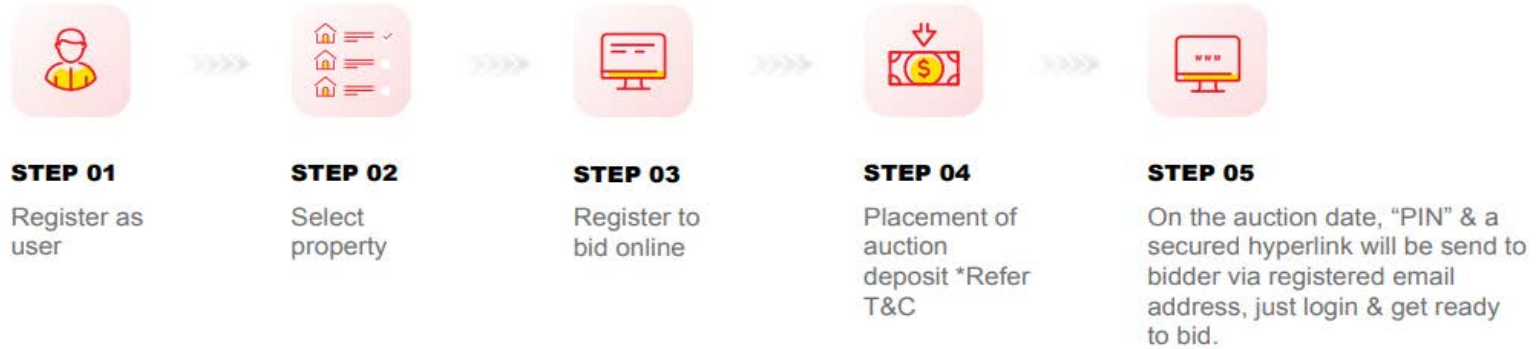
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5 Step To Bid Auction Property Online

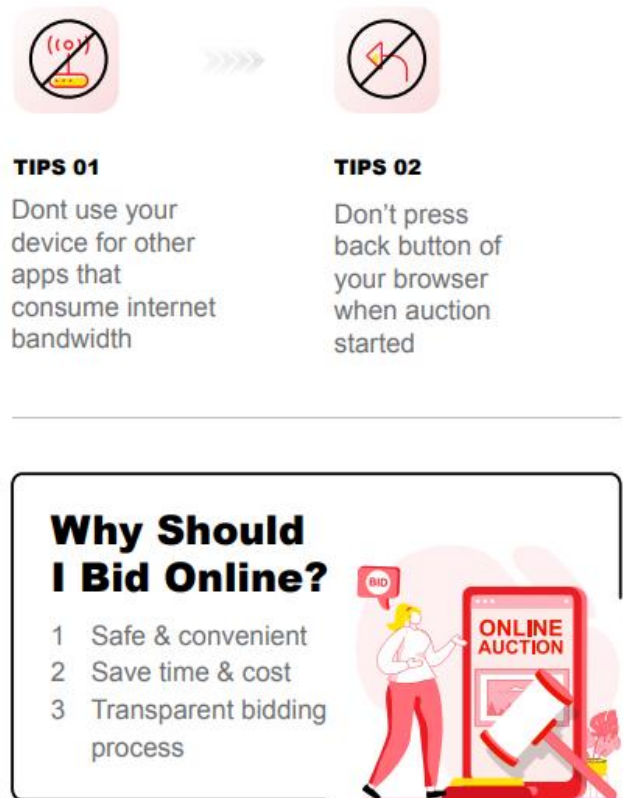


Devices Tips During Auction Property Online

Before Auction



During Auction



Why Should I Bid Online?

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



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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 : 16th October 2025 / Thursday

Time : 3.00 pm | 3.30 pm

Via Online : www.ngchanmau.com

For more information, please call:
03-7452 1764

AmBank Home Financing please contact:
For Individual bidder(s)
Tan How Kuan, Bernard : 012-671 7856
For Company bidder(s)
Brian Choi : 019-384 6608



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.

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

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WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING

On Thursday, 16th October 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.)

<p>Reserve Price : RM 1,440,000</p> <p>CORNER 2 1/2 STOREY LINKED HOUSE + GATED AND GUARDED SCHEME 4,822 SQ. FT. / 448 SQ.MTR</p> <p>Unit No. 1, Jalan NPT 7/1F, Reflexion, Taman Nusaputra Timur, 47130 Puchong, Selangor.</p> <p>Assignor/Borrower : Norizad Bin Abdul Rashid</p> <p>Solicitor : M/S Sidek Teoh Wong & Dennis (Tel : 03-2692 3000)</p> <p>BUMI LOT SELANGOR</p>	<p>LOT 1 PUCHONG</p>	<p>Reserve Price : RM 450,000</p> <p>1 BEDROOM SERVICE APARTMENT UNIT 721 SQ. FT. / 67 SQ.MTR</p> <p>Unit No. WD31-06, Windmill Upon Hills, Genting Permai, 69000 Genting Highlands, Pahang.</p> <p>Assignor/Customer : Muhammad Hafiz Bin Osman</p> <p>Solicitor : M/S Hamidah Rosmawati & Associates (Tel : 09- 517 3400, 517 3555, 517 3386)</p> <p>*AMBANK ISLAMIC BERHAD</p> <p>PAHANG</p>	<p>LOT 2 GENTING HIGHLANDS</p>	<p>Reserve Price : RM 370,000</p> <p>3 BEDROOM CONDOMINIUM 1,055 SQ. FT. / 98 SQ.MTR</p> <p>No. B-03-01, Lavender Residence, Jalan Kiara Sungai Long, Bandar Sungai Long, 43000 Kajang, Selangor.</p> <p>Assignors : Ee Teng Fei & Cheng Wai Ying (F)</p> <p>Borrower : Ee Teng Fei</p> <p>Solicitor : M/S B.H. Gan, Nor & Kim (Tel : 03-2142 9393)</p> <p>SELANGOR</p>	<p>LOT 3 KAJANG</p>
<p>Reserve Price : RM 350,000</p> <p>3 BEDROOM SERVICED APARTMENT 786 SQ. FT. / 73 SQ.MTR</p> <p>No. ALC-02-12, Alanis Residence, Persiaran Warisan, Warisan Puteri, Kota Warisan, 43900 Sepang, Selangor.</p> <p>Assignors/Customers : Danial Zufar Bin Mohd Soeffian & Nur Hidayah Binti Mohamad Fadzil</p> <p>Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898)</p> <p>*AMBANK ISLAMIC BERHAD</p> <p>SELANGOR</p>	<p>LOT 4 SEPAANG</p>	<p>Reserve Price : RM 349,920</p> <p>END CONDOMINIUM UNIT + 2 CAR PARKING BAY 1,642 SQ. FT. / 152.55 SQ.MTR</p> <p>No. A-4-6, Block A, Vision Residence, Jalan Puchong - Cyberjaya, 47120 Puchong, Selangor.</p> <p>Assignor/Borrower : Ong Poh Chye</p> <p>Solicitor : M/S Vas & Co (Tel : 03-3324 5050)</p> <p>SELANGOR</p>	<p>LOT 5 PUCHONG</p>	<p>Reserve Price : RM 344,000</p> <p>3 BEDROOM SERVICED APARTMENT 1,020 SQ. FT. / 94.76 SQ.MTR</p> <p>Unit No. A-20-11, 20th Floor, Block A, Damai Hillpark, Jalan Damai Perdana 6/1F, Bandar Damai Perdana, 56000 Cheras, Selangor.</p> <p>Assignor/Borrower : Haw Chai Teng</p> <p>Solicitor : M/S Sidek Teoh Wong & Dennis (Tel : 03-2692 3000)</p> <p>SELANGOR</p>	<p>LOT 6 CHERAS</p>
<p>Reserve Price : RM 336,000</p> <p>3 BEDROOM CONDOMINIUM UNIT 1,249 SQ. FT. / 116.03 SQ.MTR</p> <p>No.10-10, Oasis 2, Jalan Mutiara 3, Mutiara Heights, 43000 Kajang, Selangor.</p> <p>Assignor/Borrower : Tan Geok Lee</p> <p>Solicitor : M/S Vas & Co (Tel : 03-3324 5050)</p> <p>SELANGOR</p>	<p>LOT 7 KAJANG</p>	<p>Reserve Price : RM 304,560</p> <p>3 BEDROOM SERVICE APARTMENT 1050 SQ.FT / 97.5 SQ.MTR</p> <p>A-13-15, 13th FLR Damai Hillpark Jalan Damai Perdana 6/1F Bandar Damai Perdana 56000 Cheras, Selangor.</p> <p>Assignors/Borrowers : Lim Guat Fei</p> <p>Solicitor : M/S B.H. Gan, Nor & Kim (Tel : 03-2142 9393)</p> <p>SELANGOR</p>	<p>LOT 8 CHERAS</p>	<p>Reserve Price : RM 300,000</p> <p>2 BEDROOM SOHO 775 SQ. FT. / 71.99 SQ.MTR</p> <p>Unit No. 29-03, Blok B (T2), Third Avenue, Jalan Teknokrat 3, Cyber 4, 63000 Cyberjaya, Selangor.</p> <p>Assignor/Borrower : Angela Lai Kah May (F)</p> <p>Solicitor : M/S Sidek Teoh Wong & Dennis (Tel : 03-2692 3000)</p> <p>SELANGOR</p>	<p>LOT 9 CYBERJAYA</p>
<p>Reserve Price : RM 270,000</p> <p>2 BEDROOM SERVICED APARTMENT 786 SQ. FT. / 73 SQ.MTR</p> <p>Unit No. MA-30-04, Shorea Park Residence 1, Jalan SP 1, 47120 Puchong, Selangor.</p> <p>Assignor/Borrower : Loyis Anak Uding</p> <p>Solicitor : M/S Goh & Partners (Tel : 03-2166 8300)</p> <p>BUMI LOT SELANGOR</p>	<p>LOT 10 PUCHONG</p>	<p>Reserve Price : RM 230,000</p> <p>3 BEDROOM APARTMENT 850 SQ. FT. / 78.97 SQ.MTR</p> <p>Unit No. H-13-10, Block H, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor.</p> <p>Assignor/Customer : Aiman Haziq Merican Bin Zainuri</p> <p>Solicitor : M/S Zain Megat & Murad (Tel : 03-6207 9331)</p> <p>*AMBANK ISLAMIC BERHAD</p> <p>SELANGOR</p>	<p>LOT 11 PETALING JAYA</p>	<p>Reserve Price : RM 220,000</p> <p>SERVICED APARTMENT 840 SQ. FT. / 78 SQ.MTR</p> <p>Unit No. 2-12-13, Apartment Servis Sentrovue B, Jalan PPAJ 5, Pusat Perdagangan Alam Jaya, 42300 Bandar Puncak Alam, Selangor.</p> <p>Assignor/Customer : Mohamad Fadzli Bin Abdullah</p> <p>Solicitor : M/S Goh & Partners (Tel : 03-2166 8300)</p> <p>*AMBANK ISLAMIC BERHAD</p> <p>SELANGOR</p>	<p>LOT 12 BANDAR PUNCAK ALAM</p>

Reserve Price : RM 194,400 LOT 13 SERI KEMBANGAN OFFICE UNIT 1,313 SQ. FT. / 122 SQ.MTR Unit No.28-2, Premises No.28, Block C, Jalan Atmosphere 5, Pusat Perniagaan The Atmosphere, Bandar Putra Permai, 43300 Seri Kembangan, Selangor. Assignor/Borrower : Unique Steel & Trading Sdn Bhd Solicitor : M/S Vas & Co (Tel : 03-3324 5050)	 SELANGOR	Reserve Price : RM 180,000 LOT 14 PETALING JAYA 3 BEDROOM APARTMENT 850 SQ. FT. / 78.97 SQ.MTR No. E-08-26, Blok E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor. Assignors/Borrowers : Chia Sui Ling & Chan Seng Thim Solicitor : M/S Zain Megat & Murad (Tel : 03-6207 9331)	 SELANGOR	Reserve Price : RM 140,000 LOT 15 SERI KEMBANGAN LOW COST APARTMENT UNIT 667 SQ. FT. / 62 SQ.MTR Unit No. E-1-17, Block E, Pangsapuri Putra, Persiaran Putra Permai Selesa, Pusat Bandar Putra Permai, 43300 Seri Kembangan, Selangor. Assignor/Borrower : Yudi Amri Bin Amran Solicitor : M/S Vas & Co (Tel : 03-3324 5050)	 SELANGOR
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Reserve Price : RM 130,000 LOT 16 SERI KEMBANGAN APARTMENT UNIT 753 SQ. FT. / 69.95 SQ.MTR Unit No. B1-413, Block B1, Inang Apartment, Jalan Inang, Taman Impian Ehsan 3, 43300 Seri Kembangan, Selangor. Assignors/Borrowers : Arokiasamy Joseph A/L Perangis & Angelia Kala A/P Sam Paul Dorairaj Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel : 03-2698 7533)	 SELANGOR	Reserve Price : RM 120,000 LOT 17 AMPANG CORNER 3 BEDROOM WALK UP LOW COST APARTMENT 657 SQ. FT. / 61.04 SQ.MTR Unit No. A6-03-01, Block A6, Pangsapuri Kos Rendah Taman Ampang Saujana, Jalan Persiaran Saujana, Taman Ampang Saujana, 68000 Ampang, Selangor. Assignors/Borrowers : Adhari Bin Sayut & Rogayah Binti Hamzah Solicitor : M/S B.H. Gan, Nor & Kim (Tel : 03-2142 9393)	 BUMI LOT SELANGOR	Reserve Price : RM 110,000 LOT 18 SERI KEMBANGAN 3 BEDROOM LOW COST WALK UP FLAT UNIT 667 SQ. FT. / 62 SQ.MTR Unit No. E-3-18, 3rd Floor, Block E, Pangsapuri Putra, Persiaran Putra Permai Selesa, Pusat Bandar Putra Permai, 43300 Seri Kembangan, Selangor. Assignor/Borrower : Halijah Binti Nordin Solicitor : M/S Nik Hisham, Fakhiah & Co (Tel : 03-4101 2399)	 BUMI LOT SELANGOR
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Reserve Price : RM 94,478 LOT 19 PUCHONG 3 BEDROOM LOW-MEDIUM COST APARTMENT 753 SQ. FT. / 70 SQ.MTR Unit No. B-5-01, Block B, Pangsapuri Seri Jati, Jalan PH 4, Taman Puchong Hartamas, 47100 Puchong, Selangor. Assignors/Borrowers : Anjela Dewi A/P Gonnalan & Gobalakrishnan A/L Maniveloo Solicitor : M/S Zain Megat & Murad (Tel : 03-6207 9331)	 SELANGOR	Reserve Price : RM 89,100 LOT 20 KAJANG 3 BEDROOM APARTMENT 710 SQ. FT. / 65.96 SQ.MTR No. 19-3A, Block M, Jalan Seksyen 3/11, Taman Kajang Utama, 43000 Kajang, Selangor. Assignor/Borrower : Thanga Rajah A/L Oddaiappan Solicitor : M/S Vas & Co (Tel : 03-3324 5050)	 SELANGOR	Reserve Price : RM 56,000 LOT 21 RAWANG END APARTMENT UNIT 650 SQ. FT. / 60.38 SQ.MTR Unit No. A-3A-17, (Block A), Jalan Bunga Raya 1, Apartment Kemuning, Taman Bunga Raya, 48300 Rawang, Selangor. Assignor/Borrower : Norhisham Bin Abdullah Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel : 03-2698 7533)	 SELANGOR
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Reserve Price : RM 189,405 LOT 22 LORONG HAJI TAIB 5 RETAIL LOT 12 SQ.MTR Unit No. 3A-06, Plaza Haji Taib, 42, Lorong Haji Taib 5, 50350 Wilayah Persekutuan Kuala Lumpur. Assignor/Borrower : TSL Franchise (M) Sdn. Bhd. Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898)	 KUALA LUMPUR
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Reserve Price : RM 680,000 LOT 1 JOHOR BAHRU SERVICE APARTMENT UNIT 1,127 SQ. FT. / 104.7 SQ.MTR Unit No. B-31-03, Menara B, Residensi Southkey Mozek, Persiaran Southkey Utama, 80150 Johor Bahru, Johor. Assignor/Borrower : Tan Meng Hwee Solicitor : M/S A. Rahim & Co. (Tel : 07-771 7888)	 JOHOR	Reserve Price : RM 330,000 LOT 2 MASAI SERVICE APARTMENT UNIT 850 SQ. FT. / 79 SQ.MTR Unit No. 23A-03, Block B, Kota Lindungan Hijau, Jalan Mersawa 16, Taman Cahaya Kota Puteri, 81750 Masai, Johor. Assignor/Borrower : Tan Wei Qiang Solicitor : M/S A. Rahim & Co. (Tel : 07-771 7888)	 JOHOR	Reserve Price : RM 163,296 LOT 3 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 @ Li'l Berry Borrowers : John Barrie A/L Lanan @ Li'l Berry & Kannan A/L Narayananmuthi Solicitor : M/S Nor Ding & Co. (Tel : 07-335 7277)	 JOHOR
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**Publication as dated 4th October 2025.*

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.

200601018098 (737850-T)

Kuala Lumpur
No. 7, Ground Level, 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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